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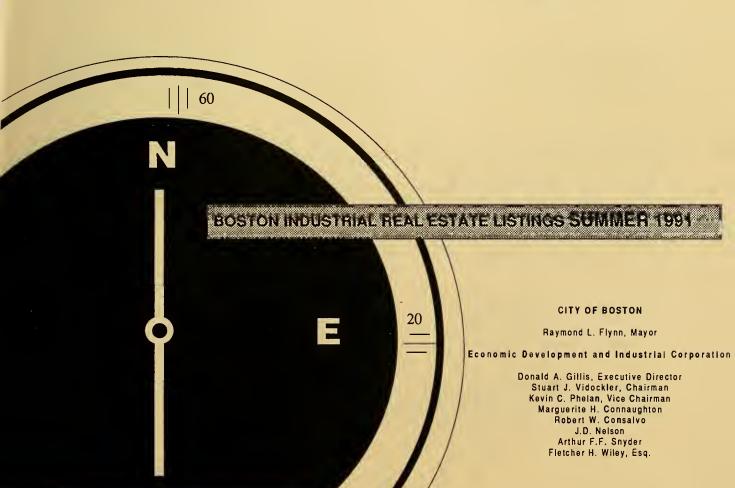
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SITE FINDER

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A publication of the Economic Development and Industrial Corporation of Boston





EXECUTIVE SUMMARY

Boston's market for industrial space was greatly influenced by the local and regional economic performance over the past year. To provide added incentive for increased market activity amidst the recession, industrial space owners and brokers adapted shifts in their marketing strategies. These included cuts in industrial rents in most neighborhoods in the City and improvements made to the City's stock of industrial space.

Specifically, Boston's low-end industrial space (Type III) was upgraded over the past year to improve the City's inventory of industrial space and to increase Boston's supply of quality industrial space (Type I). The average rent for quality industrial space in EDIC's Marine Industrial Park as well as in neighborhoods as Allston/Brighton, Charlestown, East Boston, and Roxbury became more competitive over the past year.

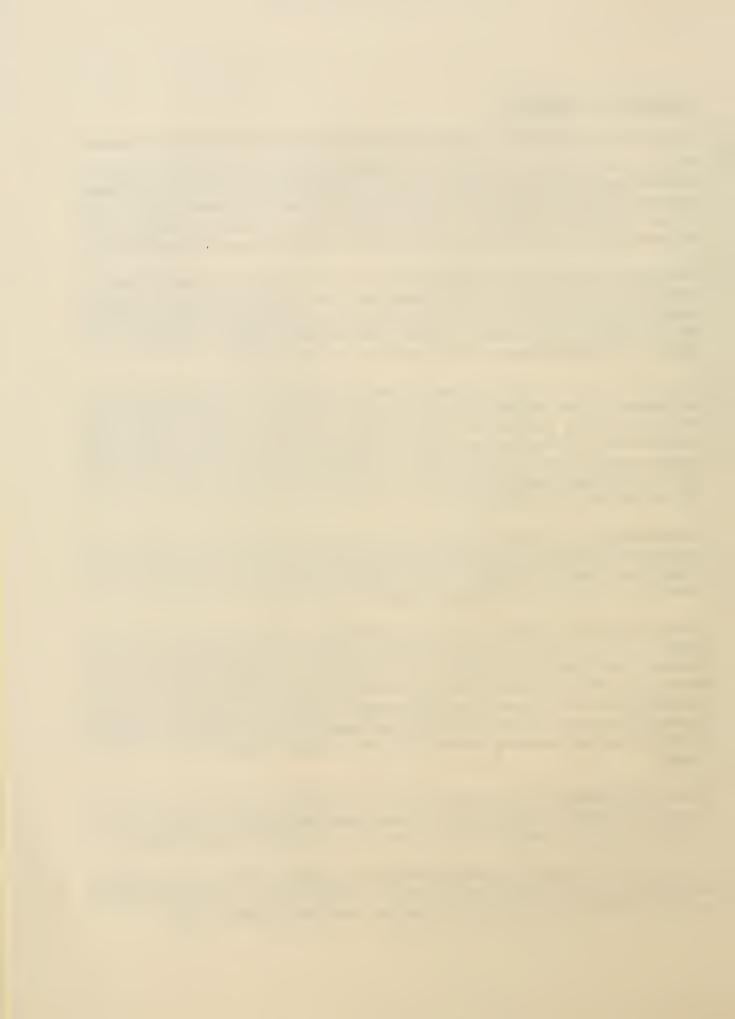
As a result of these changes, demand for Boston's industrial sites remained stable. The performance of the industrial R&D and low-end industrial market was particularly encouraging during the past year. Over the past 12 months, available industrial R&D space in Boston increased by only less than 1% while available (vacant) low-end industrial space declined by 37% over the past year. As Boston's industrial R&D space (Type II) and low-end industrial space became more marketable, total supply declined by 11% and 20%, respectively, over the past year.

These changes are expected to further improve Boston's industrial real estate market. Reduced industrial rents and upgraded supply of industrial space are expected to make Boston more attractive to industry. These market conditions can particularly be vital in attracting new-technology R&D-based industries into the City.

Although demand for Boston's quality industrial space (Type I) generated continued demand over the past year, the 8% increase in demand was outpaced by the 15% increase in the supply of Type I space. The recession and sluggish real estate market continued to shift the marketing strategies used by property owners and brokers. Several owners upgraded their low-end industrial space into quality space while the sluggish commercial real estate market continued to lead many owners and brokers of commercial space to lease their space as industrial, thus, increasing the supply of Type I space in Boston.

EDIC's SITEFINDER is a comprehensive listing of leasable industrial sites in the City of Boston. It contains 195 detailed profiles of available industrial space -- buildings and land -- located in Boston's neighborhoods, as well as in EDIC's Marine Industrial Park.

The site profiles presented in the *SITEFINDER* are based on information provided by brokers or owners of industrial sites in the City. These information are updated quarterly by EDIC's Research Department and presented in the *SITEFINDER* annually.



In order to effectively assess the industrial real estate market in the City of Boston, EDIC has classified leasable industrial space into the following three categories:

TYPE I: Quality industrial space (no major renovations needed) at a reasonable price and with favorable lease terms.

TYPE II: Industrial space with amenities and of high quality -- space primarily used by high-tech and/or R&D firms.

TYPE III: Industrial space which requires some capital investment, has unfavorable lease terms (i.e., less than 5 years), or is located in an area undergoing use changes.

TYPE I

Over half of the leasable industrial space in Boston belong in this category. Of the City's 12.9 million square feet of leasable quality industrial (Type I) space, 4.8 million square feet of space are available.

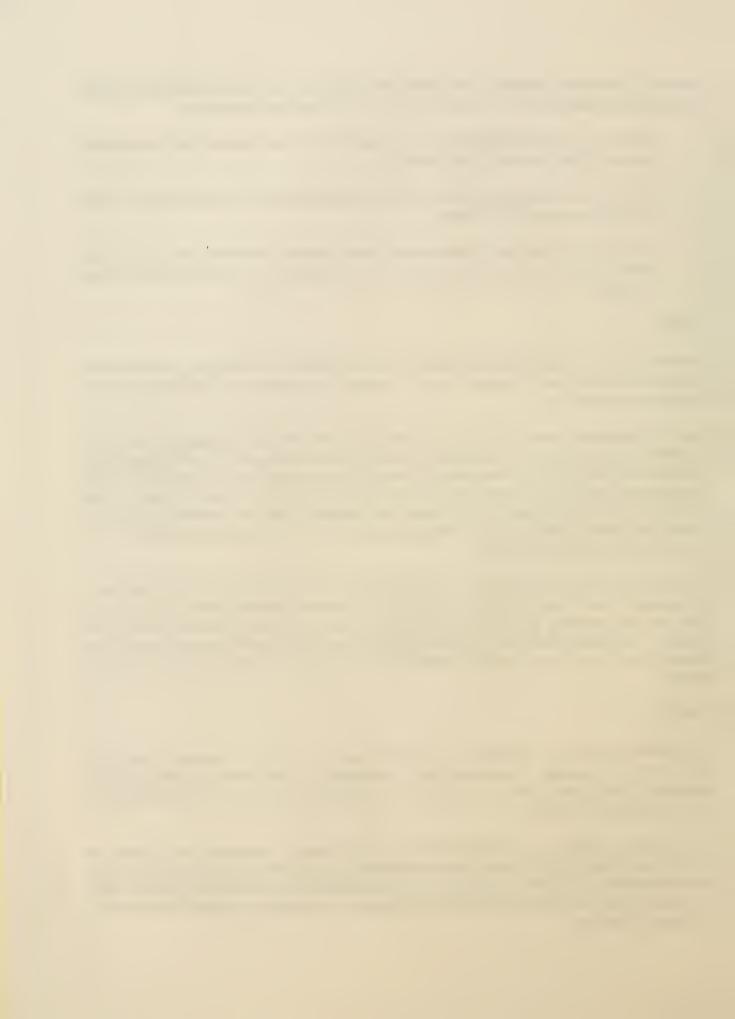
The 15% increase in the supply of Type I space over the past year was largely due to the upgrading and therefore, reclassification of low-end industrial space to quality space and to the continued shift in the marketing strategy of space which were previously being marketed as commercial space and are now being marketed as industrial space. The expansion rate in the supply of Type I space has, however, not been matched by demand which has remained stable with an 8% growth over the year, thus, leaving Boston with a Type I vacancy rate of over 30%.

The average rent for Type I space in several Boston neighborhoods (Allston/Brighton, Chalestown, East Boston, Roxbury) and in EDIC's Marine Industrial Park (MIP) fell over the past year in efforts to make these sites even more competitive and attractive in the market. The average rent for quality industrial space in EDIC's MIP dropped to \$4.06 per square foot. This is lower than the average rent for all Type I space in the entire City of Boston.

TYPE II

The healthy market for industrial R&D (Type II) space in Boston continued through the past year. The supply of leasable Type II space fell by 11% over the past year and available Type II space grew by only less than 1%, reflecting recent efforts to attract R&D-based activities into Boston.

The healthy market for industrial R&D space in Boston is expected to continue as recruitment efforts in the City and region continue to be focussed on new-tech and R&D-based industries. Currently, there are 1.2 million square feet of leasable industrial R&D space which are available to respond to the expansion or relocation needs of companies in these industries.



TYPE III

The share of leasable low-end industrial (Type III) space -- primarily used for distribution and storage -- to the City's inventory of leasable industrial space dropped to 13% from its 17% share a year ago. Owners of Type III space continue to upgrade their property in order to improve market activity.

Space which had previously been low-end industrial space needing a fair amount of renovation have, in the past year, been reclassified as quality industrial space because of completed renovations, while others which have been upgraded but remain as Type III because of lease terms have, in the past year, seen increased leasing activity. These reduced the inventory of leasable low-end industrial space in Boston by 20% in the past 12 months.

The improvement in the leasing activity for Type III space over the past year has also been influenced by the drop in the average rent for low-end space in Boston which fell from \$4.05 per square foot in 1990 (as of the third quarter) to \$3.32 per square foot in 1991. These factors have all brought about a 9 percentage point drop in the Type III vacancy rate to 31.5%.

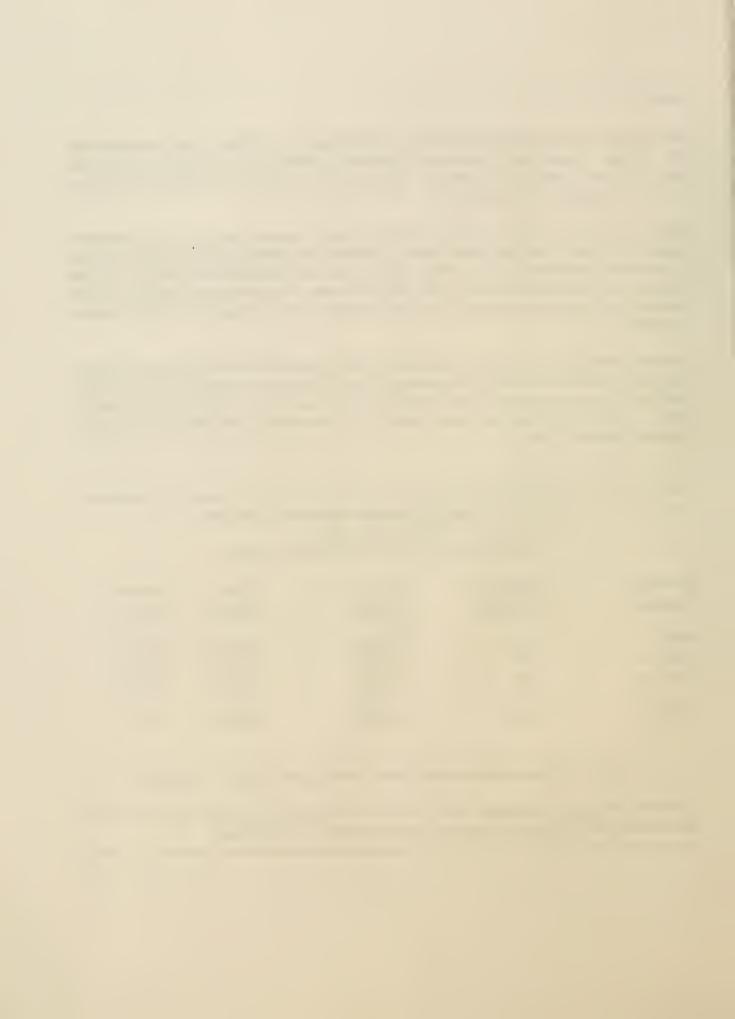
Leasable Industrial Buildings in the City of Boston Third Quarter, 1991

(Thousands of square feet of building space)

Building Category	Number of <u>Buildings</u>	Occupied <u>Space</u>	Total Space	Vacancy <u>Rate*</u>
TYPE I	174	8,163.8	12,940.4	35.0%
TYPE II	56	3,254.8	4,442.0	27.0%
TYPE III	45	1,811.9	2,645.7	31.5%
TOTAL	275	13,230.5	20,028.1	34.0%

Source: Boston's Economic Development Agency/EDIC, July 1991

^{*} Vacancy rates are computed using formula which factors out "new" sites (sites which are new to EDIC's inventory, but not necessarily new in the market).



The purpose of the *SITEFINDER* is to assist companies that need expansion or relocation space find suitable industrial sites in the City of Boston. It has been a valuable tool used by EDIC in providing the real estate community and companies with detailed information on the types of available industrial space in Boston.

The *SITEFINDER* has been divided into 13 sections -- a section for the different Boston neighborhoods as well as for EDIC's Marine Industrial Park where industrial space are available. An index breaks down the available buildings and land by size and location. Within each neighborhood section, each site is described in a one page profile with information on contact person, size of the building or land, sale price or rent, lease or sale terms, building description, transportation details, and other pertinent comments about the site.

The *SITEFINDER* is published by Boston's Economic Development Agency/EDIC. EDIC is mandated to retain and create quality job opportunities for Boston residents. Through the *SITEFINDER*, EDIC hopes to be able to continue assisting many companies in expanding and locating within the City, and in so doing, continue towards its commitment to create more jobs for Boston's residents. We are sure you will find this publication useful and interesting.

CITY OF BOSTON

Raymond L. Flynn, Mayor

BOSTON'S ECONOMIC DEVELOPMENT AGENCY/EDIC

Donald A. Gillis, Executive Director Stuart J. Vidockler, Chairman Kevin C. Phelan, Vice Chairman Marguerite H. Connaughton Robert W. Consalvo J.D. Nelson Arthur F.F. Snyder Fletcher H. Wiley, Esq.

Jocelina O. Benzmiller Research Manager

Megan Gondek Research Intern



INDEX OF LAND FOR LEASE OR SALE 1,000 - 14,999 SQUARE FEET AVAILABLE

NEIGHBORHOOD

Space		Site	
Available	_ <u>A</u>	<u>ddress</u>	<u>Status</u>
DORCHESTER			
12,000	1803	Dorchester Avenue	For sale
HYDE PARK			
9,450	30	Winthrop Street	For sale
DOVDUDV			
ROXBURY			
10,000	99	Topeka Street	For sale or lease
SOUTH BOSTON			
BOSTII EGOTON			
9,000	72	Midway Street	For lease
10,500		K Street	For sale or lease
14,800	845	Summer Street	For sale
		INDEX OF LAND FOR LEASE OR SA	ALE
	<u>15</u>	,000 - 29,999 SQUARE FEET AVAI	
DORCHESTER			
טטונחבט ו בונ			
17,000	1258	Massachusetts Avenue	For sale
20,000	103	Clayton Street	For lease
ROXBURY			
ROADORT			
	33	Bradston Street	For sale or lease
15,500	27	Bradston Street	For sale or lease
17,000	71	Proctor Street	For sale
22,000		Cedric & Magazine Street	For sale
28,300	77	Terrace Street	For sale
SOUTH BOSTON			
303111 2031014		-	
15,600	437	D Street	For sale or lease
17,400	56	Midway Street	For lease
97.000	200	Developmenton Oversus	For cale on loaco

INDEX OF LAND FOR LEASE OR SALE 30,000 - 44,999 SQUARE FEET AVAILABLE

For sale or lease

EAST BOSTON

24,000

30,000 98 Rear Condor Street For lease

Dorchester Avenue

380

INDEX OF LAND FOR LEASE OR SALE 30,000 - 44,999 SQUARE FEET AVAILABLE (Continued)

NE:	I GH	BO	RH	0	OD

	ace <u>lable</u>		Site Idress	Status
HYDE PARK				
		45	Walter Street	For sale or lease
ROXBURY				
	34,000	65	Allerton Street B	For sale or lease
		<u>45</u>	INDEX OF LAND FOR LEASE OR SALE ,000 - 99,999 SQUARE FEET AVAIL	
DORCHESTE	ER			
	97,000	193	Talbot Avenue	For sale or lease
HYDE PARI	<			
	70,000	1750	Hyde Park Avenue	For lease
ROXBURY				
·	50,767 64,711 72,782 73,033			For sale For sale or lease For sale or lease For sale or lease
			INDEX OF LAND FOR LEASE OR SAL 100,000 + SQUARE FEET AVAILABL	
CHARLEST	OWN			
	132,641 450,000 768,000	425 33	Terminal Street Medford Street Medford Street	For lease For sale or lease For lease
DORCHEST	ER			
	148,104	1240	Dorchester Avenue	For lease

INDEX OF LAND FOR LEASE OR SALE 100,000 + SQUARE FEET AVAILABLE (Continued)

Space <u>Available</u>	Site Address	Status
EAST BOSTON		
174,000 261,360 414,000 622,878	1 Harborside Drive (B) 345 McClellan Highway 144 Addison Street 102 Border Street	For lease For sale or lease For sale or lease For sale or lease
118,816 234,305	34 Moore Street 84 Heath Street	For sale For sale or lease

INDEX OF BUILDINGS FOR LEASE OR SALE 1,000 - 14,999 SQUARE FEET AVAILABLE

Space <u>Available</u>		Site ddress	_Status
ALLSTON			
3,500 9,000 10,000 12,000 12,000	44 80 119 35 90	North Beacon Street Ashford Street Braintree Street Soldier's Field Place Windom Street	For lease For lease For lease For sale or lease For lease
######################################	1686 2 36	Commonwealth Avenue Brighton Avenue	For lease For sale or lease
CENTRAL BOSTON			
1,900 5,000	33 25	Harrison Avenue Beach Street	For lease For lease
CHARLESTOWN			
5,000	56	Roland Street	For lease
DORCHESTER			
2,000 3,000 4,000 6,000 6,300 8,000 10,500 14,200	43 489 103 3 1232 1803 100 60	Clayton Street Norwood Street Dorchester Avenue Dorchester Avenue	For lease For sale or lease For lease For lease For sale or lease For sale For sale or lease For sale or lease
EAST BOSTON			
4,000 7,000	266 256 145	Border Street Marginal Street D Border Street	For sale For lease For lease
FENWAY	4.45		Tau 1
6,000	145	Ipswich Street	For lease

INDEX OF BUILDINGS FOR LEASE OR SALE 1,000 - 14,999 SQUARE FEET AVAILABLE (Continued)

Space <u>Available</u>		Site ddress	Status
FENWAY (Continued)			
7,000 8,300 8,500		Brookline Avenue Boylston Street Brookline Avenue	For lease For sale or lease For lease
HYDE PARK			
3,000 4,400 10,000	120 891 1616	Hyde Park Avenue	For lease For lease For lease
JAMAICA PLAIN			
2,000 2,000 3,600 5,000 7,000 10,100 14,000	179 50 115 34 76 70 3529	Stonely Road Amory Street	For sale or lease For lease For sale For lease For lease For lease For lease
MATTAPAN			
13,000	33	Mildred Avenue	For lease
5,000	20	West Howell Street	F 1
8,712 10,000 12,000 12,796 14,000	20 909 960 133 1960 27	Massachusetts Avenue Massachusetts Avenue Southampton Street Washington Street Bradston Street	For lease For sale or lease For lease For sale For lease For sale
SOUTH BOSTON			
2,000 3,700 3,750 3,800 4,000		Farnsworth Street Old Colony Avenue F Street Summer Street Elkins Street	For lease For lease For sale or lease For lease For lease

INDEX OF BUILDINGS FOR LEASE OR SALE 1,000 - 14,999 SQUARE FEET AVAILABLE (Continued)

NEIGHBORHOOD

Space		Site	
<u>Available</u>		<u>lddress</u>	<u>Status</u>
SOUTH BOSTON (Conti	nued)		
5,000	168	A Street	For lease
5,800		Northern Avenue	For lease
6,000	516	East Second Street	For lease
6,800	10	Powerhouse Road	For lease
7,000	840	Summer Street	For lease
7,100	49	Melcher Street	For lease
7,500	348		For lease
8,000		A Street	For lease
8,000		Summer Street	For lease
9,000		Congress Street	For sale or lease
10,900		A Street	For lease
11,000	204	Boston Street	For sale or lease
11,249	273	Summer Street	For lease
13,000	60	K Street	For lease
13,500	493	C Street (B)	For lease
13,900	775	Summer Street	For lease
14,000	416	West Broadway	For sale or lease
14,625	76	Midway Street	For lease
SOUTH END			
סטוח באט			
2,400	443	Albany Street	For lease
4,861	10	Randolph Street	For lease
5,000	90	Wareham Street	For lease
5,400	595	Albany Street	For sale
10,000	242	East Berkeley Street	For lease
11,000	460	Harrison Avenue	For lease

INDEX OF BUILDINGS FOR LEASE OR SALE 15,000 - 29,999 SQUARE FEET AVAILABLE

BRIGHTON

	26, 200	1360	Commonwealth Avenue	For	sale or	lease
CENTRAL	BOSTON					
	26,000	42	Chauncy Street	For	lease	

INDEX OF BUILDINGS FOR LEASE OR SALE 15,000 - 29,999 SQUARE FEET AVAILABLE (Continued)

	pace <u>ilable</u>		Site <u>ddress</u>	Status
CHARLESTO	OWN .			
	15,000 18,000 24,000	18 33 66	Spice Street Medford Street Cambridge Street	For sale or lease For lease For sale or lease
DORCHEST	ER			
	18,720 24,000	4 95	Ericsson Street Freeport Street	For sale For sale
EAST BOS	TON			
	15,000 20,000	100 256	Condor Street Marginal Street G	For lease For lease
FENWAY				
	20,000	35	Lansdowne Street	For lease
HYDE PARI	<			
	17,000 26,000	1415 45	Hyde Park Avenue Walter Street	For lease For lease
JAMAICA I	PLAIN			
	20,000 24,000 27,625		Brookside Avenue Germania Street Green Street	For sale or lease For lease For sale or lease
ROSLINDA	LE			
ROXBURY	25,000	28	Mahler Road	For sale or lease
NO ADON'T	15,835 16,000 20,000 20,000 25,000	99 33 169 166 65	Topeka Street Bradston Street Norfolk Avenue Terrace Street Allerton Street A	For sale or lease For sale or lease For lease For sale or lease For sale or lease

INDEX OF BUILDINGS FOR LEASE OR SALE 15,000 - 29,999 SQUARE FEET AVAILABLE (Continued)

NEIGHBORHOOD

Space <u>Available</u>		Bite Udress	<u>Status</u>
ROXBURY (Continued)			
25, 000	2201	Washington Street	For sale or lease
26, 000	15	Rusfield Street	For lease
29, 849	255	Southampton Street	For sale or lease
SOUTH BOSTON			
15,000	50	Midway Street	For lease
15,600	388	East Eighth Street	For sale or lease
17,200	381	Congress Street	For lease
19, 200 19, 530 20, 000 20, 000	845 12 28 31	Summer Street Farnsworth Street Damrell Street Fargo Street	For sale For lease For lease For lease
20,000	33	Farnsworth Street	For lease
20,200	315	Northern Avenue	For sale or lease
21,000	369	Congress Street	For lease
21,000 22,278 23,000 25,510	15 354 369 510	Elkins Street Congress Street Dorchester Avenue East Second Street	For lease For lease For sale or lease
25, 600	6	Necco Court	For lease
26, 400	29	Melcher Street	For lease
26, 715	307	West First Street	For sale or lease
28,000	380	Dorchester Avenue	For sale or lease
28,678	21	Drydock Avenue	For lease
SOUTH END			
20,000	1234	Washington Street	For lease
22,000	38	Wareham Street	For lease
24,000	450	Harrison Avenue	For lease

INDEX OF BUILDINGS FOR LEASE OR SALE 30,000 - 44,999 SQUARE FEET AVAILABLE

ALLSTON

31,000 25 Travis Street For lease

INDEX OF BUILDINGS FOR LEASE OR SALE 30,000 - 44,999 SQUARE FEET AVAILABLE (Continued)

Space <u>Available</u>		Site ddress	Status
ALLSTON (Continued)			
40,000	52	Everett Street	For lease
CHARLESTOWN			
40,000	420	Rutherford Avenue	For lease
EAST BOSTON			
30,000 37,000 40,000 43,000	161 256 440 98	Prescott Street Marginal Street C McClellan Highway Rear Condor Street	For lease For lease For lease For lease
HYDE PARK			
38,000 40,000	45 130	Walter Street Bradlee Street	For sale or lease For lease
JAMAICA PLAIN			
36, 000 38, 000	181 31	Amory Street Heath Street	For sale or lease For sale or lease
ROXBURY			
30, 805 32, 880 34, 367 42, 000	160 100 140 1132		For sale or lease For sale For sale or lease For lease
SOUTH BOSTON			
31,500 34,750 35,658 37,257 40,000 44,000	44 5 38 19 41 169	Pittsburg Street Necco Court Stillings Street Melcher Street Farnsworth Street A Street	For lease For lease For lease For lease For lease For lease
SOUTH END			
30,000	1283	Washington Street	For lease

INDEX OF BUILDINGS FOR LEASE OR SALE 30,000 - 44,999 SQUARE FEET AVAILABLE (Continued)

NEI	GHBO	RHOOD

Space <u>Available</u>		Site ddress	Status
WEST ROXBURY			
40,000	225	Rivermoore Street	For lease
,			
		DEX OF BUILDINGS FOR LEASE OR S ,000 - 99,999 SQUARE FEET AVAIL	
ALLSTON			
85,000	184	Everett Street	For lease
CENTRAL BOSTON			
70,000	171	Beverly Street	For lease
	101	Devel by Street	101 1000
CHARLESTOWN			
75,000	50	Terminal Street	For lease
DORCHESTER			
			-
45,719 64,000		Lawley Street Dorchester Avenue	For sale or lease For sale
EAST BOSTON			
60,000		Harborside Drive	For lease
62,570	144	Addison Street	For sale or lease
ROXBURY			
45,000	240	Southampton Street	For sale
47,000	2430	Washington Street	For sale or lease
50,000	817	Albany Street	For sale or lease
55,000	1010	Massachusetts Avenue	For lease
56,000 75,000	21 120	Fellows Street	For lease
76,000	120	Southampton Street	For lease
SOUTH BOSTON			
50,000	393	C Street	For lease

INDEX OF BUILDINGS FOR LEASE OR SALE 45,000 - 99,999 SQUARE FEET AVAILABLE (Continued)

Space <u>Available</u>		Site ddress	Status	
SOUTH BOSTON (Conti	SOUTH BOSTON (Continued)			
68,000 70,000	285 365 300	C Street Greenbaum Street Summer Street Dorchester Avenue West First Street Summer Street	For lease For lease For sale or lease For sale or lease For lease For lease	
SOUTH END				
60,000	560	Harrison Avenue	For sale or lease	
	IN	DEX OF BUILDINGS FOR LEASE OR S 100,000 + SQUARE FEET AVAILABL		
ALLSTON				
200,000	115	Cambridge Street	For lease	
CENTRAL BOSTON				
240,000	226	Causeway Street	For sale or lease	
CHARLESTOWN				
100,000 120,000 135,000 256,217	425 529 267	Medford Street Main Street Medford Street Terminal Street	For sale or lease For lease For lease For lease	
DORCHESTER				
120,000	690	Dudley Street	For lease	
HYDE PARK				
400,000	1	Damon Street	For lease	
ROXBURY				
550,000	100	Allstate Road	For lease	

INDEX OF BUILDINGS FOR LEASE OR SALE 100,000 + SQUARE FEET AVAILABLE (Continued)

Space <u>Available</u> SOUTH BOSTON	<u>. f</u>	Site Address	<u>Status</u>
100,000		D Street	For sale or lease
100,000.	27	Drydock Avenue	For lease
108,000	292	Summer Street	For lease
125,000	1	Design Center Place	For lease
145,024	53	Fargo Street	For sale or lease
156, 288	6	Harbor Street (B)	For lease





Building space for lease in Marine Industrial Park in South Boston

Type: I

12 Channel Street

Marine Industrial Park in South Boston, MA 02210 Zone -

FOR INFORMATION CONTACT

Tom Fields, Ted Petrakos, Owner Representative EDIC/Boston 38 Chauncy Street Boston 02111 Phone: 725-3342

SIZE

Building space available: 194,555 Square feet Total building: 297,025 Square feet Building foot print: Square feet

LEASE TERMS

Rent: 1.50 - 3.50 /Square foot Triple net

BUILDING DESCRIPTION

Year completed: 1978
Freight elevators: None
Loading docks: None

Floors: 9

Parking spaces: None

TRANSPORTATION

Public Transportation:

Rail transportation: None Sea transportation: None Highway transportation:

COMMENTS

Building space for lease in Marine Industrial Park in South Boston

Type: II

Design Center Place

1 Design Center Place

Marine Industrial Park in South Boston, MA 02210 Zone W-2

FOR INFORMATION CONTACT

Laura Crosby, Owner Representative Boston Design Center 1 Design Center Place Boston, MA 02210 Phone: 338-5062

SIZE

Building space available: 125,000 Square feet
Minimum Space Available: 500 Square feet
Total building: 500,000 Square feet
Building foot print: 62,500 Square feet

LEASE TERMS

Rent: 11.00 /Square foot Triple net

BUILDING DESCRIPTION

Year completed: 1985 Floors: 8

Stud height: 13.0 Feet

Freight elevators: 2 Parking spaces: 718

Loading docks: 1 Tailboard

TRANSPORTATION

Public Transportation:

Bus #6: Marine Industrial Park - South Station (Red Line/Commuter Rail) or Haymarket (Green and Orange Line); bus #7: City Point - Downtown; bus #3: Marine Industrial Park - Chinatown.

Rail transportation: Yes (at night only)

Sea transportation: Docking facility across street

Highway transportation:

Summer Street or Northern Avenue to I-93 N/S, 1 mile.

COMMENTS

Class A reinforced concrete construction. 2 public parking lots across Drydock Avenue from the building. Design Center accomodates tenants in the office and home furnishings industry.

Building space for lease in Marine Industrial Park in South Boston

Type: I

Bronstein Industrial Center 21 - 25 Drydock Avenue

Marine Industrial Park in South Boston, MA 02210 Zone I-2

FOR INFORMATION CONTACT

Tom Fields, Ted Petrakos, Owner Representative EDIC/Boston 38 Chauncy Street Boston, MA 02111 Phone: 725-3342

SIZE

Building space available: 28,678 Square feet Minimum Space Available: 5,440 Square feet Total building: 825,000 Square feet

Building foot print: 206,376 Square feet

LEASE TERMS

Rent: 4.00 - 4.75 /Square foot

Includes: Tax

BUILDING DESCRIPTION

Year completed: 1983 Floors: 8

Stud height: 13.0 - 16.0 Feet

Freight elevators: 6 Parking spaces: 500

Loading docks: 1 Tailboard

Utilities: Steam heat

Renovations required: Improvements in progress

TRANSPORTATION

Public Transportation:

Bus #6: Marine Industrial Park - South Station (Red Line/Commuter Rail) or Haymarket (Green and Orange Line); bus #7: City Point - Downtown; bus #3: Marine Industrial Park - Chinatown.

Rail transportation: Yes (at night only)

Sea transportation: Docking facility across street

Highway transportation:

Summer Street or Northern Avenue to I-93 N/S, 1 mile.

COMMENTS

Class A reinforced concrete construction. Building improvements: 378 linear feet of improved loading docks, new electrical wiring, new restrooms, two passenger elevators.

Building space for lease in Marine Industrial Park in South Boston

Type: I

Section A (Building 114) 27 Drydock Avenue

Marine Industrial Park in South Boston, MA 02210 Zone I-2

FOR INFORMATION CONTACT

Dana Narlee, Owner Representative Whittier Partners 155 Federal Street Boston, MA 02110 Phone: 426-6000 Joe Larkin, Owner Representative Macomber Development Assoc. One Main Street Cambridge, MA 02142 Phone: 494-4900

SIZE

Building space available: 100,000 Square feet
Minimum Space Available: 5,000 Square feet

Total building: 287,000 Square feet
Building foot print: 36,800 Square feet

LEASE TERMS

Rent: 4.50 /Square foot

Includes: Tax

BUILDING DESCRIPTION

Year completed: 1988 Floors: 8

Stud height: 13.0 - 16.0 Feet

Freight elevators: 3 Parking spaces: 40

Loading docks: 1 Tailboard (bay)

1 Drive-in

Features: 2 passenger elevators, oversized elevators, heavy floor loads.

TRANSPORTATION

Public Transportation:

Bus #6: Marine Industrial Park - South Station (Red Line/Commuter Rail) or Haymarket (Green and Orange Line); bus #7: City Point - Downtown; bus #3: Marine Industrial Park - Chinatown.

Rail transportation: Yes (at night only)

Sea transportation: Docking facility across street

Highway transportation:

Summer Street or Northern Avenue to I-93 N/S, 1 mile.

COMMENTS

Class A reinforced concrete construction; floor load: 250 lbs./SF. Parking garage located within the Marine Industrial Park.

Building space for lease in South Boston

Type: I

Marine Industrial Park 6 Harbor Street (8)

South Boston, MA 02210 Zone I-2

FOR INFORMATION CONTACT

Tom Fields, Ted Petrakos, Owner Representatives EDIC/Boston 38 Chauncy Street Boston, MA 02111 Phone: 725-3342

SIZE

Building space available: 156,288 Square feet

Total building: 156,288 Square feet

Building foot print: 82,214 Square feet

LEASE TERMS

Rent: 3.50 /Square foot

Triple net

BUILDING DESCRIPTION

Year completed: 0 Floors: 2

Stud height: 10.2 Feet

Freight elevators: 2 Parking spaces: None

Loading docks: 8 Enclosed

Utilities: Gas heat; 120/208, 1600 amps

Features: Wet/dry sprinkler system with hard-wired alarm;

TRANSPORTATION

Public Transportation:

Bus #6: Marine Industrial Park - South Station (Red Line/Commuter Rail) or Haymarket (Green and Orange Line); bus #7: City Point - Downtown; bus #3: Marine Industrial Park - Chinatown.

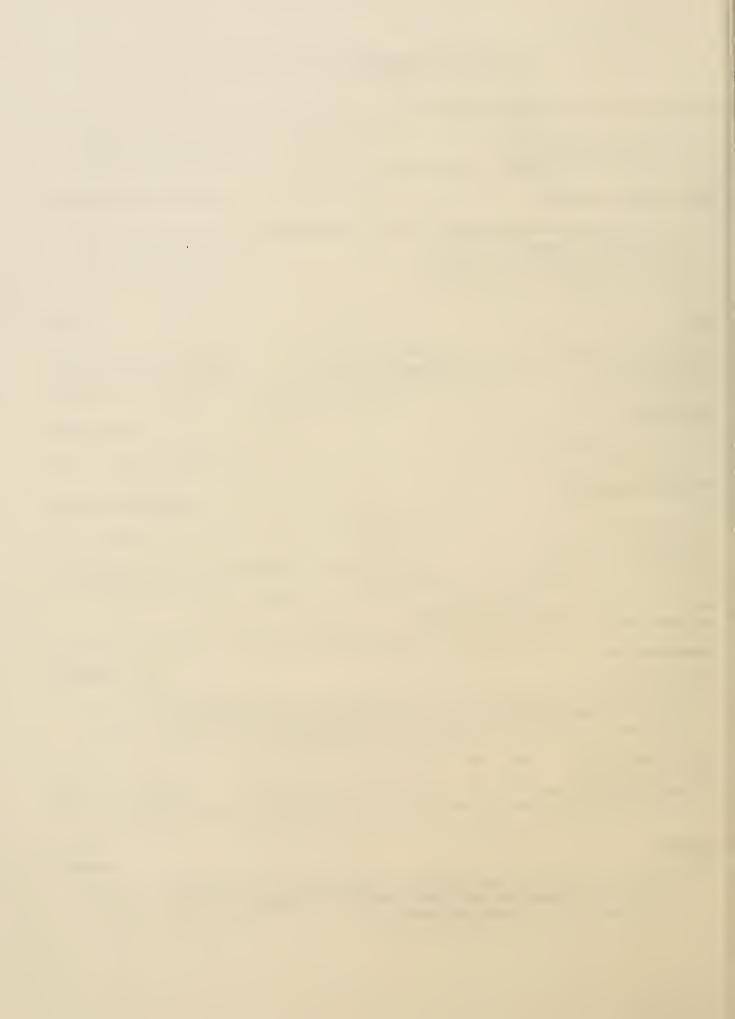
Rail transportation: None Sea transportation: Possible

Highway transportation:

Harbor Street to Summer Street to I-93 N/S, Mass Turnpike, 1 mile.

COMMENTS

82,214 SF on 1st floor and 74,074 SF on second floor. Rest rooms on both floors. Operating heating and electrical systems. Long-term leases available and negotiable terms.







Building space for lease in Allston Type: II

Ashford Street Allston, MA 02134 Zone R-8

FOR INFORMATION CONTACT

Rob Grant, Broker Hamilton Realty 39 Brighton Avenue Brighton, MA 02134 Phone: 783-0039

SIZE

Building space available: 2,000 - 9,000 Square feet

Total building: 15,000 Square feet Building foot print: 5,000 Square 5,000 Square feet

LEASE TERMS

Rent: 6.00 /Square foot

Triple net

BUILDING DESCRIPTION

Year completed: 1987 Floors: 3

Freight elevators: 1 Parking spaces: 20

Loading docks: 1 Tailboard

Features: Sprinklered; electric HVAC system

TRANSPORTATION

Public Transportation:

MBTA Green Line (B), 1/4 mile.

Rail transportation: None Sea transportation: None

Highway transportation:

Ashford Street to Linden Street to Cambridge Street to I-90 (Mass

Pike), 1/2 mile.

COMMENTS

Building was constructed in October, 1987. Parking is available, 3 floors includes a basement. Ideal for light manufacturing/offices, Syear lease terms.

Building space for lease in Allston

Type: I

119 Braintree Street

Allston, MA 02134 Zone I-2

FOR INFORMATION CONTACT

Michael Blank, Owner Blank Plastics 119 Braintree Street Brighton, MA 02134 Phone: 325-9600

Louis Shuman LBS Management 206 West Central Street Natick, MA 01760

Phone: 650-9900

SIZE

Building space available: 10,000 Square feet

Total building: 150,000 Square feet Building foot print: 21,000 Square feet

LEASE TERMS

Rent: 4.00 /Square foot

Triple net

BUILDING DESCRIPTION

Floors: 7 Year completed: 1918

Stud height: 11.0 Feet

Parking spaces: 150 Freight elevators: 3

Loading docks: 7 Tailboard

1 Drive-in

Features: Fully sprinklered; one passenger elevator; concrete structure;

TRANSPORTATION

Public Transportation:

Adjacent to a bus line on Everett Street.

None Rail transportation: Sea transportation: None

Highway transportation:

Abuts Mass Turnpike, 2 minutes (Allston Exit).

COMMENTS

Space includes basement. Light industrial multi-user space. Five yrlease term. Units available: 5,000 SF in basement, 5,000 SF on 5th flr.

Building space for sale or lease in Brighton Type: II

236 Brighton Avenue Brighton, MA 02135 Zone L-1

FOR INFORMATION CONTACT

Warren Brown Boston Commercial Properties 303 Congress Street Suite 600 Boston, MA 02210 Phone: 330-1070

SIZE

Building space available: 11,000 Square feet

Total building: 11,000 Square feet

Building foot print: 6,000 Square feet

SALE AND LEASE TERMS

Rent: 10.00 /Square foot

Triple net

Sale price: \$ 1,100,000 Annual taxes: Not available

BUILDING DESCRIPTION

Year completed: Floors: 1

Stud height: 9.0 - 11.0 Feet

Freight elevators: None Parking spaces: 18

Loading docks: 1 Tailboard

Features: Steel frame; brick & block constr.; HVAC (electric); sprinklered;

TRANSPORTATION

Public Transportation:

Bus #57: Watertown - Kenmore Square.

Rail transportation: None Sea transportation: None

Highway transportation:

Brighton Avenue to Commonwealth Avenue to I-93 N/S.

COMMENTS

One floor plus basement; conveyor to basement from 1st floor. Lease terms available: 3-5 years. Suitable for wholesale operation, warehouse, light manufacturing.

Building space for lease in Allston

Type: I

115 Cambridge Street Allston, MA 02134 Zone -

FOR INFORMATION CONTACT

Peter Nichols, Vice President Beal Companies 177 Milk Street Boston, MA 02109 Phone: 451-2100

SIZE

Building space available: 200,000 Square feet
Total building: 200,000 Square feet
Building foot print: 200,000 Square feet

LEASE TERMS

Rent: 6.00 - 7.00 /Square foot Triple net

BUILDING DESCRIPTION

Year completed: Floors: 1

Stud height: 18.0 - 21.0 Feet Freight elevators: None Loading docks: 30

Parking spaces: 400

TRANSPORTATION

Public Transportation: Near Bus.

Rail transportation:
Sea transportation:
Highway transportation:
Near Pike and Storrow Drive.

COMMENTS

Warehouse space

Building space for sale or lease in Brighton

Type: I

1360 Commonwealth Avenue Brighton, MA 02135 Zone H-2

FOR INFORMATION CONTACT

Dana Narlee Whittier Partners 155 Federal Street Boston, MA 02110 Phone: 482-6000

SIZE

Building space available: 26,200 Square feet Minimum Space Available: 3,200 Square feet

Total building: 46,000 Square feet Building foot print: 23,091 Square feet

SALE AND LEASE TERMS

Rent: 4.50 /Square foot

Triple net

Sale price: \$ 1,500,000 Annual taxes: Not available

BUILDING DESCRIPTION

Year completed: 1925 Floors: 2

Stud height: 10.0 - 16.0 Feet

Freight elevators: None Parking spaces: 35

Loading docks: 4 Drive-in

Utilities: 200 amps, 120/240 volts; gas-fired heater; Features: Reinforced concrete construction floor;

Renovations required: Ronovated in 1987;

TRANSPORTATION

Public Transportation:

MBTA Green Line (B line), adjacent to the site.

Rail transportation: None Sea transportation: None Highway transportation:

Mass Turnpike: Allston/Brighton exit.

COMMENTS

3,200 SF available on the 1st floor with 16' stud and 23,000 SF on the 2nd floor with 10' stud, subdividable to 11,500 SF. 2nd floor has street level access. 3 to 5 year lease term available.

Building space for lease in Brighton

Type: II

1686 Commonwealth Avenue Brighton, MA 02135 Zone L-1

FOR INFORMATION CONTACT

Rick Falcione, Broker FALCO Realty Inc. 129 Spring Street Watertown, MA 02172 Phone: 926-3000

SIZE

Building space available: 4,000 Square feet
Total building: 40,000 Square feet
Building foot print: 14,000 Square feet

LEASE TERMS

Rent: 6.00 - 7.50 /Square foot Triple net

BUILDING DESCRIPTION

Year completed: 1988 Floors: 3

Stud height: 10.0 - 12.0 Feet

Freight elevators: None Parking spaces: None

Loading docks: 1 Drive-In

Features: Concrete construction; open floors.

TRANSPORTATION

Public Transportation: MBTA Green Line (B).

Rail transportation: None
Sea transportation: None
Highway transportation:
Washington Street to Market Street to I-90 N/S.

COMMENTS

4,000 SF on the 3rd floor. Ideal space for office/R&D. 1500 SF of land for parking. 3-5 year lease terms.

Building space for lease in Allston Type: I

Vatco Building 184 Everett Street Allston, MA 02134 - Zone I-1

FOR INFORMATION CONTACT

Peter Nichols, Vice President Beal Companies 177 Milk Street Boston, MA 02109 Phone: 451-2100

SIZE

Building space available: 85,000 Square feet Minimum Space Available: 5,000 Square feet

Total building: 115,000 Square feet Building foot print: 115,000 Square feet

LEASE TERMS

Rent: 6.00 - 7.00 /Square foot Triple net

BUILDING DESCRIPTION

Year completed: 1965 Floors: 1

Stud height: 16.0 - 18.0 Feet

Freight elevators: None Parking spaces: 100

Loading docks: 2 Tailboard

1 Drive-in

Features: Sprinklered

Renovations required: Part of building is wood - needs rehab

TRANSPORTATION

Public Transportation:

MBTA Green Line (B Line), 1 mile; Bus on Western Avenue, Cambridge Street.

Rail transportation: Yes Sea transportation: None Highway transportation:

Everett Street to Western Avenue to Mass. Turnpike, 1 1/2 miles.

COMMENTS

Warehouse and office space.

Building space for lease in Allston Type: I

Everett Street Allston, MA 02134 Zone I-2

FOR INFORMATION CONTACT

Dartmouth Co. 1 Exeter Plaza, 6th Floor Boston, MA 02116 Phone: 262-6620

SIZE

Building space available: 40,000 Square feet

Total building: 65,000 Square feet
Building foot print: 22,000 Square feet

LEASE TERMS

Rent: 7.50 /Square foot

Gross

BUILDING DESCRIPTION

Year completed: 1940 Floors: 3

Freight elevators: None Parking spaces: 2

Loading docks: 1 Tailboard

Features: Wood floors; 50% office and 50% open space.

TRANSPORTATION

Public Transportation: MBTA Green Line; bus on Western Avenue, Cambridge Street.

Rail transportation: Yes Sea transportation: None

Highway transportation:

Everett Street to Western Avenue to Mass. Turnpike.

COMMENTS

Type: II

Building space for lease in Allston

44 North Beacon Street Allston, MA 02134 Zone M-1

FOR INFORMATION CONTACT

Dave Pococha Pococha Group 4A Street Burlington, MA 01803 Phone: 272-4040

SIZE

Building space available: 3,500 Square feet

Total building: 3,500 Square feet Building foot print: 3,500 Square 3,500 Square feet

LEASE TERMS

Rent: 13.50 /Square foot

Triple net

BUILDING DESCRIPTION

Floors: 1 Year completed:

Stud height: 14.0 - 18.0 Feet

Freight elevators: None Parking spaces: 10

Loading docks: 1 Tailboard

1 Drive-in

TRANSPORTATION

Public Transportation: MBTA Green Line; bus #64: Oak Square - Central.

Rail transportation: None Sea transportation: None Highway transportation:

North Beacon Street to Cambridge Street to I-90 (Mass. Pike).

COMMENTS

Space is best suited for industrial office.

Type: II

Building space for sale or lease in Allston

Soldier's Field Place Zone M-1 Allston, MA 02134

FOR INFORMATION CONTACT

Jim McLaughlin Coldwell Banker 75 State Street Boston, MA 02109 Phone: 367-7600

SIZE

Building space available: 12,000 Square feet 12,000 Square feet

Total building: 12,000 Square feet Building foot print: 12,000 Square feet

SALE AND LEASE TERMS

Rent: 11.00 /Square foot Includes: Electricity

Sale price: \$ 1,500,000 Annual taxes: \$ 12,000

BUILDING DESCRIPTION

Year completed: 1965 Floors: 1

Stud height: 12.0 Feet

Freight elevators: None Parking spaces: 24

Loading docks: 1 Drive-In

Features: Fully air conditioned

TRANSPORTATION

Public Transportation:

Harvard Square (Red Line); Bus #63: Central Square to Cleveland Circle; bus #64: Harvard Square - Newton Center.

Rail transportation: None Sea transportation: None Highway transportation:

Soldier's Field Road to Western Avenue to Mass Pike (I-90), 2 miles.

COMMENTS

Ideal space for R&D, mfg. Difficult to subdivide.

Building space for lease in Allston Type: II

The Barrett Building 25 Travis Street Allston, MA 02134 Zone I-2

FOR INFORMATION CONTACT

David Epstein The Abbey Group 575 Boylston Street Boston, MA 02116 Phone: 266-8860

SIZE

Building space available: 31,000 Square feet Minimum Space Available: 5,000 Square feet

Total building: 31,000 Square feet
Building foot print: 7,500 Square feet

LEASE TERMS

Rent: 16.00 /Square foot

Met

BUILDING DESCRIPTION

Year completed: 1987 Floors: 4

Stud height: 8.0 - 12.0 Feet

Freight elevators: 1 Parking spaces: 52

Loading docks: None

Utilities: Electricity, sewer, water on site, HVAC

Features: Solid masonry const., concrete floors and roof

Renovations required: Renovation completed May 1986

TRANSPORTATION

Public Transportation:

Bus #86: Union Square, Allston to Harvard Square (Red Line); bus # 63 and 70: Western Avenue to Central Square (Red Line), via Brighton and Watertown.

Rail transportation: None Sea transportation: None Highway transportation:

Cambridge Street or Western Avenue to Mass. Pike, 1/2 mile.

COMMENTS

Prior use: school; originally built in 1920's and renovated in 1986. Adjacent to a light industrial park. Close to Harvard Square, Storrow Drive, & Mass Pike. Owner seeking office/research uses.

Building space for lease in Allston

Type: II

90 Windom Street Allston, MA 02134

Zone M-1

FOR INFORMATION CONTACT

Peter Nichols, Vice President Beal Companies 177 Milk Street Boston, MA 02109 Phone: 451-2100

SIZE

Building space available: 12,000 Square feet

Total building: 120,000 Square feet

Building foot print: Square feet

LEASE TERMS

Rent: 8.00 - 9.00 /Square foot Triple net

BUILDING DESCRIPTION

Year completed: 1980 Floors: 3

Stud height: 8.0 - 10.0 Feet

Freight elevators: None Parking spaces: 60

Loading docks: 1 Drive-in

TRANSPORTATION

Public Transportation:

MBTA Green Line, 1/2 mile; bus #63/70: Cleveland Circle (Green Line) / Cedarwood - Central Square (Red Line).

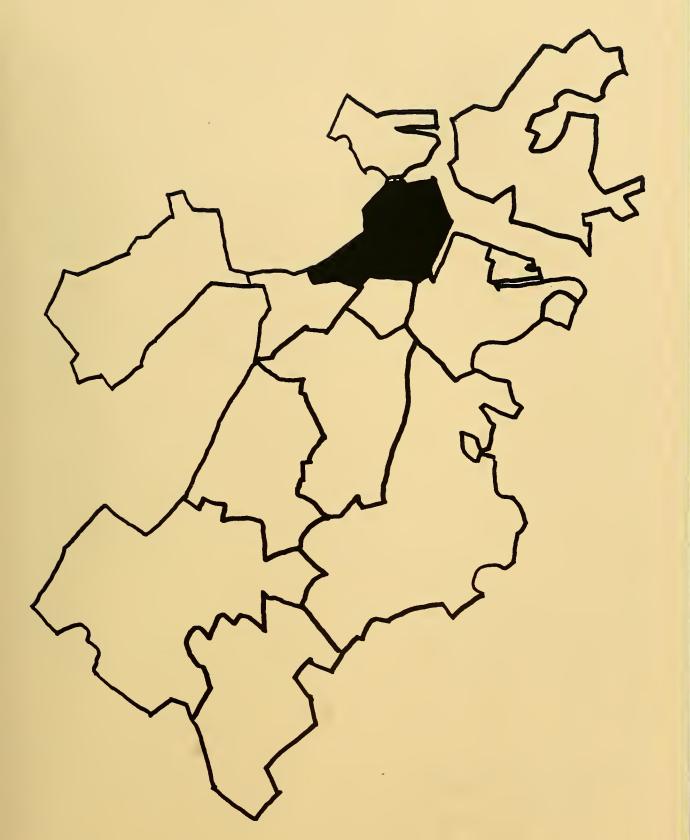
Rail transportation: None Sea transportation: None

Highway transportation:

Windom Street to Cambridge Street to Mass. Pike (I-90), 1/4 mile.

COMMENTS

Multi-bldgs complex. Space ideal for office/R&D, warehouse, and automobile service.





Type: III

Building space for lease in Central Boston

King Wah

25 Beach Street

Central Boston, MA 02111 Zone M-8

FOR INFORMATION CONTACT

Mr. Benni Chu, Rose Hom, Owner Representatives C.W. Francis Enterprises 27 Beach Street Boston, MA 02111 Phone: 482-0366

SIZE

Building space available: 5,000 Square feet 2,000 Square feet Minimum Space Available:

Total building: 23,000 Square feet Building foot print: 4,000 Square 4,000 Square feet

LEASE TERMS

Rent: 1.50 - 10.00 /Square foot

Includes: Increase over base year

BUILDING DESCRIPTION

Year completed: 1900 Floors: 6

Stud height: 8.0 - 10.0 Feet

Freight elevators: None Parking spaces: None

Loading docks: None

TRANSPORTATION

Public Transportation: Washington Street Station (Orange & Red Lines), 4 blocks.

Rail transportation: None Sea transportation: None

Highway transportation:

Knapp Street to Kneeland Street to I-93 N/S, 5 blocks.

COMMENTS

Ideal for industrial office use.

Building space for lease in Central Boston

Type: I

Hoffman Property
131 Beverly Street
Central Boston, MA 02114 Zone I-2

FOR INFORMATION CONTACT

Kevin Brown, Broker Peter Elliot & Co. 260 Franklin Street, 18th floor Boston, MA 02110 Phone: 439-9100

SIZE

Building space available: 70,000 Square feet
Minimum Space Available: 5,000 Square feet
Total building: 180,000 Square feet
Building foot print: 20,000 Square feet

LEASE TERMS

Rent: 4.50 - 5.50 /Square foot Includes: Increase over base year

BUILDING DESCRIPTION

Year completed: 1905 Floors: 9

Stud height: 12.0 Feet Freight elevators: 3

reight elevators: 3 Parking spaces: 20

Loading docks: 3 Tailboard

Utilities: Oil/steam heat

Features: Brick & cement; heavey floor load; one passenger elev.

TRANSPORTATION

Public Transportation:

North Station (Orange & Green Lines & Commuter Rail Lines), 1/2 block.

Rail transportation: None Sea transportation: None Highway transportation:

Entrance to I-93, 1/2 block; Route 1 entrance at City Square, Charlestown, 1,000 feet.

COMMENTS

Ideal for warehouse and light manufacturing. Space available: 3rd flr, 20,000 SF; 5th flr, 15,000 SF; 7th flr, 20,000 SF; 8th flr, 10,000 SF; 9th flr, 5,000 SF. Five yrs lease available.

Type: I

Building space for sale or lease in Central Boston

Stop & Shop Building 226 Causeway Street

Central Boston, MA 02114 Zone M-4

FOR INFORMATION CONTACT

Eilish Neff, Broker Meredith & Grew 160 Federal Street Boston, MA 02110 Phone: 330-8000

SIZE

Building space available: 240,000 Square feet Minimum Space Available: 10.000 Square feet 10,000 Square feet Minimum Space Available:

Total building: 240,000 Square feet Building foot print: 34,280 Square

34,280 Square feet

SALE AND LEASE TERMS

Rent: 4.00 /Square foot

Gross

Annual taxes: Not available Sale price: \$17,400,000

BUILDING DESCRIPTION

Year completed: 1907 Floors: 7

Stud height: 13.0 Feet

Freight elevators: 3 Parking spaces: 20

Loading docks: 8 Tailboard

Utilities: Steam heat by oil

Features: Fully sprinklered; one passenger elevator; floor load: 250 lbs/SF.

TRANSPORTATION

Public Transportation:

North Station (Orange Line, Green Line & Commuter Rail Lines), 1

block.

Rail transportation: None Sea transportation: None Highway transportation: I-93 N/S, 1 block.

COMMENTS

Heavy flr load - wood flrs over concrete. Refrigeration space and a pasteurizing room on the 3rd flr. 7,500 SF of office space is on the 1st flr. Uses: office, storage, and warehouse. 5-10 years lease.

Building space for lease in Central Boston

Type: 1

Former Boston Edison Plant 42 - 44 Chauncy Street Central Boston, MA 02111 Zone -

FOR INFORMATION CONTACT

Julie Freedman, Owner Windsor Associates 38 Chauncy Street Boston, MA 02111 Phone: 426-7111

SIZE

Building space available: 26,000 Square feet

Total building: 26,000 Square feet Building foot print: 4,411 Square 4,411 Square feet

LEASE TERMS

Rent: Negotiable

BUILDING DESCRIPTION

Year completed: 1907 Floors: 5

Stud height: 16.0 - 45.0 Feet

Freight elevators: 1 Parking spaces: None

Loading docks: None

TRANSPORTATION

Public Transportation: MBTA Park Street and Downtown Crossing.

Rail transportation: None Sea transportation: None Highway transportation:

COMMENTS

Building space for lease in Central Boston Type: I

ILGWU Building 33 Harrison Avenue

Central Boston, MA 02111 Zone B-2

FOR INFORMATION CONTACT

Sam Giurlio ILGWU 33 Harrison Avenue Boston, MA 02111 Phone: 426-1515

SIZE

Building space available: 1,900 Square feet

Total building: 16,000 Square feet

Building foot print: 2,000 Square feet

LEASE TERMS

Rent: 6.00 /Square foot

Includes: Increase over base year

BUILDING DESCRIPTION

Year completed: Floors: 8

Stud height: 16.0 Feet

Freight elevators: 1 Parking spaces: 10

Loading docks: None

Features: Heat included; wooden flrs

TRANSPORTATION

Public Transportation:

Washington Street Station (Orange & Red Lines).

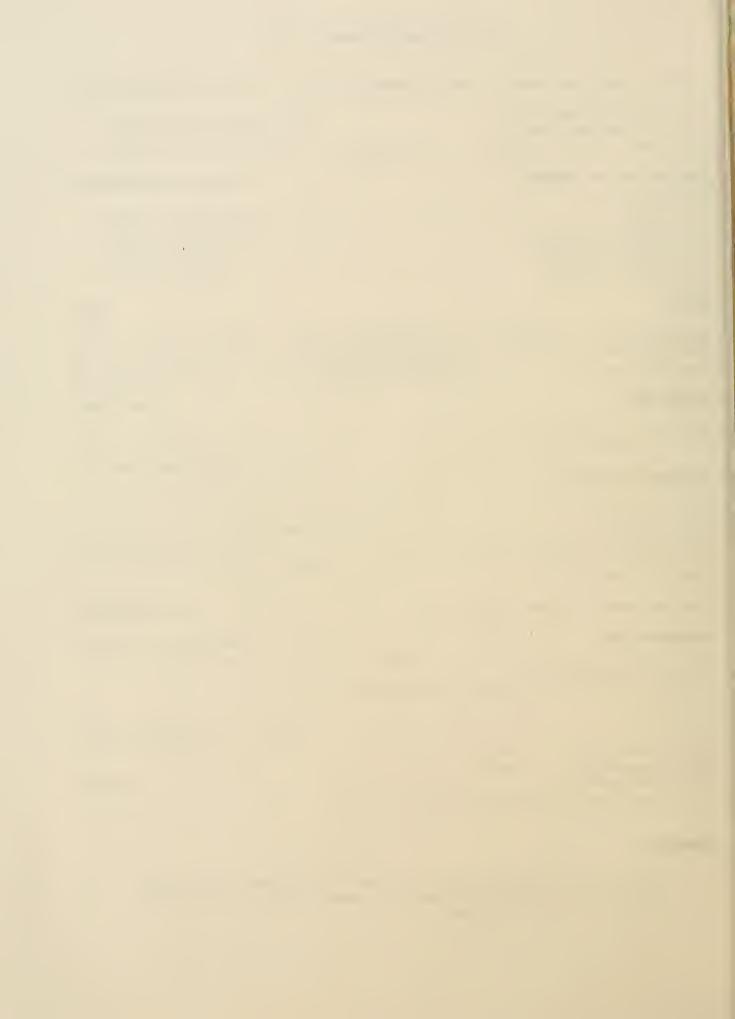
Rail transportation: None Sea transportation: None

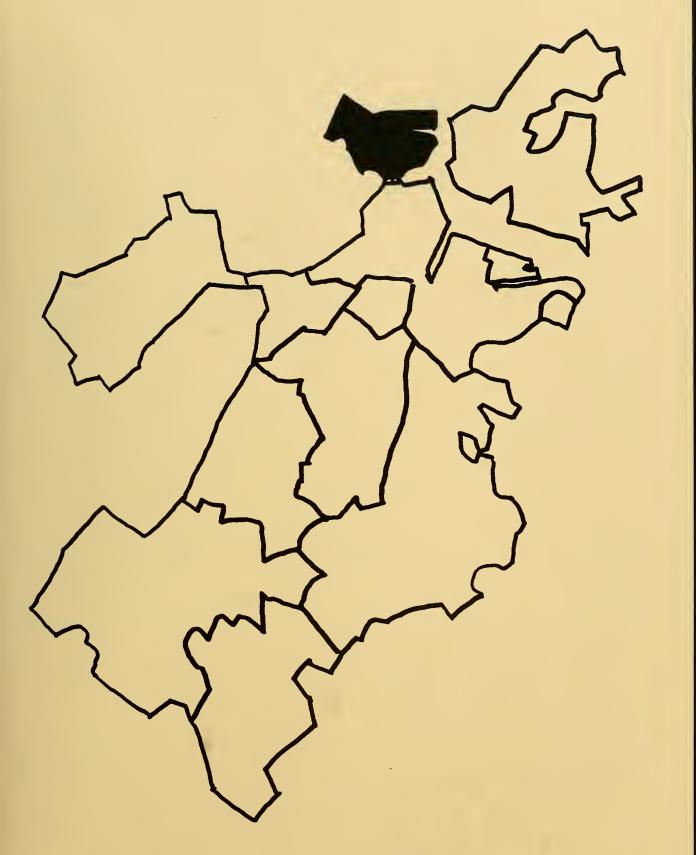
Highway transportation:

Knapp Street to Kneeland Street to I-93 N/S.

COMMENTS

Though no loading dock, there is a commercial loading zone adjacent to the elevator used for off loading trucks. There is office space, and space converted for retail.







Building space for sale or lease in Charlestown Type: I

66 Cambridge Street Charlestown, MA 02129

Zone M-2

FOR INFORMATION CONTACT

Edward Owens, Owner Henry F. Owens, Inc. 48 Garden Street Everett, MA 02149 Phone: 381-1000

SIZE

Building space available: 24,000 Square feet

Total building: 24,000 Square feet

Building foot print: 24,000 Square feet

SALE AND LEASE TERMS

Rent: 6.00 - 10.00 /Square foot

Includes: Increase over base year

Annual taxes: Not available Sale price: \$ 3,750,000

BUILDING DESCRIPTION

Year completed: 1940 Floors: 1

Stud height: 18.0 Feet

Freight elevators: None Parking spaces: 190

Loading docks: 3 Drive-in

Features: Cement block building.

TRANSPORTATION

Public Transportation:

Sullivan Square Station (Orange Line), 1 block.

Rail transportation: B & M active

Sea transportation: None

Highway transportation:

Rutherford Ave. to I-93 N/S, 1/2 block.

COMMENTS

Fenced with security gates. Possible to create additional loading areas. Adjacent to H.P. Hood and near the Schrafts Center. Ideal for garage, light manufacturing, and distribution uses.

Building space for lease in Charlestown

Type: II

Schraffts Technology Center 529 Main Street Charlestown, MA 02129 Zone W-2

FOR INFORMATION CONTACT

Charles Reilly, Owner Representative Flatley Company 150 Wood Road Braintree, MA 02184 Phone: 848-2000

SIZE

Building space available: 120,000 Square feet Minimum Space Available: 4,000 Square feet

Total building: 606,000 Square feet
Building foot print: 90,000 Square feet

LEASE TERMS

Rent: 15.00 - 18.00 /Square foot

Includes: Tax

BUILDING DESCRIPTION

Year completed: 1929 Floors: 6

Stud height: 9.0 - 12.0 Feet

Freight elevators: 2 Parking spaces: 950

Loading docks: 6 Tailboard

Utilities: Heat pump system (HVAC)

Features: 4 new passenger elevators. 20' x 20' bay spacing

TRANSPORTATION

Public Transportation:

Bus #92 & #93: Sullivan Square (Orange Line) - Haymarket (Green Line) via Main and Bunker Street.

Rail transportation: None

Sea transportation: Possible access by water

Highway transportation:

Immediate access to Route I-93 N/S; Rt.1, 1 mile.

COMMENTS

R & D and Office space.

Type: III

Building space for lease in Charlestown

Nancy Sales Building 267-281 Medford Street

Charlestown, MA 02129 Zone W-2

FOR INFORMATION CONTACT

Jeffrey F. Stoneberg, President Property Resources, Inc. 10 Thatcher Street Boston, MA 02109 Phone: 720-2030

SIZE

Building space available: 135,000 Square feet Minimum Space Available: 4,000 Square feet

Total building: 135,000 Square feet
Building foot print: 22,500 Square feet

LEASE TERMS

Rent: 4.00 /Square foot

Includes: Increase over base year

BUILDING DESCRIPTION

Year completed: 1912 Floors: 6

Stud height: 10.5 Feet

Freight elevators: 3 Parking spaces: None

Loading docks: 1 Tailboard

Utilities: Gas, water, sewer, electric, oil heat, 600 amp

Features: Sprinklered; 1/3 of building heated

Renovations required: Property is vacant; needs to be redeveloped.

TRANSPORTATION

Public Transportation:

Bus #92, 93: Sullivan Square (Orange Line) - Haymarket (Green Line) via Main Street and Bunker Hill Street, 4-8 blocks walk.

Rail transportation: None

Sea transportation: Mystic River access possible

Highway transportation:

Medford Street to Sullivan Square, Rt. 95; 1/2 mile. Rutherford

Avenue to Sullivan Square to I-93 N/S, Rt. 1, 3/4 mile.

COMMENTS

In an industrial area in front of Commerce Center, near Revere Sugar Plant. Masonry exterior, mill type, heavy timber construction at interior. Subdivisions depend on tenant. Seeking short term storage **vse**.

Building space and land for lease in Charlestown

Type: III

Revere Sugar Site 33 Medford Street Charlestown, MA 02129 Zone B-1

FOR INFORMATION CONTACT

Ms. Toni Whitmore, Owner Representative Massport, Maritime Dept. 10 Park Plaza Boston, MA 02116 Phone: 973-5354

SIZE

Open space available: 768,000 Square feet Parcel: 13.00 Acres

Building space available: 18,000 Square feet
Total building: 18,000 Square feet
Building foot print: Square feet

LEASE TERMS

Rent: Negotiable

BUILDING DESCRIPTION

Year completed: Floors:

Freight elevators: None Parking spaces: None

Loading docks: None

Renovations required: Renovation is needed; piers are in poor condition.

TRANSPORTATION

Public Transportation:

Bus #92, #93: Sullivan Square (Orange Line) - Haymarket (Green Line) via Main Street and Bunker Hill Street, 4-8 blocks walk.

Rail transportation: B & M rail track
Sea transportation: Northern access road

Highway transportation:

Medford Street to routes 1 and I-93.

COMMENTS

Wooden and concrete piers - 500 lbs/SF.

Type: III

Building space and land for sale or lease in Charlestown

Charlestown Marine Park 425 — 444 Medford Street Charlestown, MA 02129 Zone W-2

FOR INFORMATION CONTACT

Trey Agnew, Broker C. W. Whittier 1 Federal Street Boston, MA 02110 Phone: 482-6000

SIZE

Open space available: 450,000 Square feet Parcel: 20.44 Acres

Building space available: 100,000 Square feet
Minimum Space Available: 5,000 Square feet
Total building: 262,000 Square feet
Building foot print: 87,500 Square feet

SALE AND LEASE TERMS

Rent: 2.75 /Square foot Triple net

Sale price: \$ Not available Annual taxes: Not available

BUILDING DESCRIPTION

Year completed: 1960 Floors: 3

Stud height: 20.0 - 30.0 Feet

Freight elevators: 5 Parking spaces: 100

Loading docks: 10 Tailboards

Features: First floor load: 800 lbs/sf

TRANSPORTATION

Public Transportation:

Bus #92, #93: Sullivan Square (Orange Line) - Haymarket (Green Line) via Main Street and Bunker Hill Street, 4-8 blocks walk.

Rail transportation: Active B&M service. Sea transportation: Pier space available. Highway transportation:

Medford Street to I-93 N/S, half mile.

COMMENTS

Space available in main building: 40,000 SF of warehouse type space with 20' stud located on third floor, space also available on the second floor. Long term leases available.

Building space for lease in Charlestown

Type: II

Inner Tech Park 56 Roland Street Charlestown, MA 02129 Zone W-2

FOR INFORMATION CONTACT

Trey Agnew, Broker C.W. Whittier Co. 155 Federal Street Boston, MA 02110 Phone: 482-6000

SIZE

Building space available: 5,000 Square feet Minimum Space Available: 2,500 Square feet Total building: 150,000 Square feet
Building foot print: 58.360 Square

58,360 Square feet

LEASE TERMS

Rent: 5.50 /Square foot

Triple net

BUILDING DESCRIPTION

Year completed: 1910 Floors: 3

Stud height: 12.0 - 15.0 Feet

Freight elevators: 2 Parking spaces: 250

Loading docks: 6 Tailboard

Utilities: Heat - steam by oil

Features: Recent renovation; air conditioning

TRANSPORTATION

Public Transportation: Sullivan Square Station (Orange Line) - 3 blocks.

Rail transportation: None Sea transportation: None Highway transportation:

I-93 Southbound, 3 blocks. I-93 Northbound, 1 mile.

COMMENTS

Last used for high-tech assembly and lab space. Space available is located on the 2nd floor. Multi building industrial complex.

Type: I

Building space for lease in Charlestown

420 Rutherford Avenue Zone I-2 Charlestown, MA 02129

FOR INFORMATION CONTACT

John Cremmen, Broker Peter Elliot & Company, Inc. 260 Franklin Street, Suite 1860 Boston, MA 02110 Phone: 439-9100

SIZE

40,000 Square feet Building space available:

Total building: 40,000 Square feet Building foot print: 32,000 Square 32,000 Square feet

LEASE TERMS

Rent: 4.50 /Square foot Triple net

BUILDING DESCRIPTION

Year completed: 1940 Floors: 2

Stud height: 21.0 Feet

Freight elevators: None Parking spaces: 20

Loading docks: 3 Tailboard

Utilities: All on site

Features: Reinforced concrete frame with masonry walls:

TRANSPORTATION

Public Transportation: Haymarket (Orange Line), 1/2 mile.

Rail transportation: Yes Sea transportation: None

Highway transportation:

Rutherford Avenue to City Square to downtown Boston, Rt. 1A, & I-93 N/S, 1 mile.

COMMENTS

32,000 SF of space on first floor and 8,000 SF of space on second.

Building space for sale or lease in Charlestown

Type: I

18 Spice Street

Charlestown, MA 02129 Zone M-2

FOR INFORMATION CONTACT

Trey Agnew, Broker C.W Whittier Co. 155 Federal Street Boston, MA 02110 Phone: 482-6000

SIZE

Building space available: 15,000 Square feet

Total building: 15,000 Square feet

Building foot print: 5,000 Square feet

SALE AND LEASE TERMS

Rent: 3.00 /Square foot

Triple net

Sale price: \$ 600,000 Annual taxes: Not available

BUILDING DESCRIPTION

Year completed: Floors: 3

Stud height: 12.0 Feet

Freight elevators: 1 Parking spaces: 20

Loading docks: 4 Tailboard

1 Drive-in

Features: Brick and beam construction; dry sprinkler.

TRANSPORTATION

Public Transportation:

Orange Line - Sullivan Square Station

Rail transportation: B&M Sea transportation: None

Highway transportation:

Rutherford Avenue to Downtown Boston and I-93.

COMMENTS

Ideal for light manufacturing uses. Building on a 14,000 sq.ft. parcel of land.

Type: I

Building space and land for lease in Charlestown

Mystic Pier #1 Terminal Street

Charlestown, MA 02129 Zone W-2

FOR INFORMATION CONTACT

Ms. Toni Whitmore, Owner Representative Massport, Maritime Dept. 10 Park Plaza Boston, MA 02116 Phone: 973-5354

SIZE

Open space available: 132,641 Square feet Parcel: 8.00 Acres

Building space available: 256,217 Square feet

Total building: 256,217 Square feet

Building foot print: 256,217 Square feet

LEASE TERMS

Rent: Negotiable

BUILDING DESCRIPTION

Year completed: Floors: 1

Freight elevators: None Parking spaces: 20

Loading docks: 1 Tailboard

TRANSPORTATION

Public Transportation:

Bus #92 & #93: Sullivan Square (Orange Line) - Haymarket (Green Line) via Main Street and Bunker Hill Street.

Rail transportation: B & M

Sea transportation: Westerly shore- Inner Harbor

Highway transportation:

Medford Street to Sullivan Square, I-93.

COMMENTS

Pier aprox. is 43,415 SF. Berth length: 897' south, 672 north and 468' face. 35' depth at MLW.

Building space for lease in Charlestown

Type: I

Charlestown Commerce Center
50 Terminal Street
Charlestown, MA 02129 Zone I-2

FOR INFORMATION CONTACT

Ann Casner, Owner Representative Hunneman Management 70-80 Lincoln Street Boston, MA 02111 Phone: 426-4260

SIZE

Building space available: 75,000 Square feet
Total building: 425,000 Square feet
Building foot print: 30,000 Square feet

LEASE TERMS

Rent: 3.00 /Square foot Triple net

BUILDING DESCRIPTION

Year completed: 1985 Floors: 8

Stud height: 10.5 - 12.5 Feet

Freight elevators: 3 Parking spaces: 100

Loading docks: 6 Front Tailboard

5 Rear tailboard

Utilities: Gas, electric on site (gas heat)

Features: New systems include electric & heating equipment

Renovations required: Buildings have undergone total rehabilitation

TRANSPORTATION

Public Transportation:

Bus # 92 & 93: Downtown - Sullivan Square (Orange Line), 4 blocks.

Rail transportation: Conrail Sea transportation: Possible

Highway transportation:

Medford Street to Sullivan Square, Route 99, 1/2 mile; Rutherford Avenue to Sullivan Square to I-93 N/S, and Rt. 1, 3/4 mile.

COMMENTS

Originally built in 1910, rehabilitated in 1985. This is a 2-bldg complex. 30,000 SF on 3rd flr, 15,000 SF each on 2nd, 4th, 5th floors. Bldg has one passenger elevator. New management.





Building space for sale or lease in Dorchester

Type: I

New England Spice 60 Clayton Street Dorchester, MA 02122

Zone M-1

FOR INFORMATION CONTACT

Robert Sawyer, Owner New England Spice 60 Clayton Street, P.O. Box B Dorchester, MA 02122 Phone: 825-7900

SIZE

Building space available: 14,200 Square feet

Total building: 14,200 Square feet

Building foot print: 4,200 Square feet

SALE AND LEASE TERMS

Rent: 3.00 /Square foot

Triple net

Sale price: \$ 300,000 Annual taxes: Not available

BUILDING DESCRIPTION

Year completed: 1880 Floors: 2

Stud height: 12.0 - 16.0 Feet

Freight elevators: 1 Parking spaces: 36

Loading docks: 1 Tailboard

Features: Sprinklered;

Renovations required: Heat-oil-fired boiler;

TRANSPORTATION

Public Transportation:

Fields Corner, Red Line, 6 blocks; bus #20: Fields Corner (Red Line) - Neponset and Adams, 3 blocks; bus #210: Quincy Center - N. Quincy Station (Red Line), 3 blocks.

Rail transportation: None Sea transportation: None

Highway transportation:

Two blocks from Freeport St. and 1/2 mile from SE Expressway.

COMMENTS

Multi-building site: brick bldg (12,600 SF) with two flrs and basement, and each with 4,200 SF of available space. First flr includes 1,400 SF of attached warehouse. Prior use: spice mfg. co.

Type: I

Building space for lease in Dorchester

Sturtevant Mills 103 Clayton Street Dorchester, MA 02122 Zone M-1

FOR INFORMATION CONTACT

Bill English, Owner Sturtevant Mill Co. 103 Clayton Street Boston, MA 02122 Phone: 825-6500

SIZE

Building space available: 4,000 Square feet

Total building: 35,000 Square feet

Building foot print: Square feet

LEASE TERMS

Rent: 3.00 - 5.00 /Square foot

Triple net

BUILDING DESCRIPTION

Year completed: Floors: 3

Stud height: 10.0 Feet

Freight elevators: None Parking spaces: 45

Loading docks: None

Features: Mill bldg - post/beam construction; wood floors

TRANSPORTATION

Public Transportation:

Fields Corner (Red Line); bus #20: Field Corner - Neponset & Adams; bus #210: Quincy Center - N. Quincy Station (Red Line).

Rail transportation: None Sea transportation: None Highway transportation:

Park Street to Freeport Street to 1-93 N/S.

COMMENTS

Space available on 2nd flr and good for a woodworker or toy manufacture. Space fitted with woodworking equipment. Existing platform for deliveries. Space has crane access.

Land for lease in Dorchester Type:

103 Clayton Street
Dorchester, MA 02122 Zone M-1

FOR INFORMATION CONTACT

Bill English, Owner Sturtevant Mill Co. 103 Clayton Street Dorchester, MA 02122 Phone: 825-6500

SIZE

Open space available: 20,000 Square feet Parcel: 0.46 Acres

LEASE TERMS

Rent: 3.00 - 5.00 /Square foot

TRANSPORTATION

Public Transportation:

Field Corner (Red Line); bus #20: Field Corner - Neponset & Adams; bus #210: Quincy Center - N. Quincy Station.

Rail transportation: None Sea transportation: None

Highway transportation:

Park Street to Freeport Street to I-93.

COMMENTS

Parcel for lease is located at the rear of the building. Rent includes taxes.

Building space for sale in Dorchester

Type:

DI/AN Controls Building 944 Dorchester Avenue Dorchester, MA 02125 Zone L-1

FOR INFORMATION CONTACT

Dave Pacocha, Broker Pacocha Group 4 A Street Burlington, MA 01803 Phone: 272-4040

SIZE

Building space available: 64,000 Square feet

Total building: 64,000 Square feet

Building foot print: 25,000 Square feet

SALE TERMS

Sale price: \$ 2,700,000 Annual taxes: \$ 10,000

BUILDING DESCRIPTION

Year completed: 1880 Floors: 3

Stud height: 12.0 - 18.0 Feet

Freight elevators: 1 Parking spaces: 55

Loading docks: 1 Tailboard

Utilities: All on site (Oil-fired steam heat)

Features: Sprinklered; brick construction; wooden floors;

TRANSPORTATION

Public Transportation:

Bus #17: Fields Corner (Red Line) - Andrew Square (Red Line); bus #18: Ashmont (Red Line) - Andrew Station (Red Line).

Rail transportation: None Sea transportation: None

Highway transportation:

Dorchester Avenue to Columbia Road to I-93 N/S, 1/4 mile.

COMMENTS

Building space for sale or lease in Dorchester

Type: I

1232 Dorchester Avenue

Dorchester, MA 02125 Zone I-2

FOR INFORMATION CONTACT

John or Hugh McLaughlin Sullivan McLaughlin 2 Hancock Street, P.O. Box 7 North Quincy, MA 02171 Phone: 282-1800

SIZE

6,300 Square feet Building space available:

Total building: 6,300 Square feet Building foot print: 3,150 Square

3,150 Square feet

SALE AND LEASE TERMS

Rent: 4.75 /Square foot

Triple net

Annual taxes: Not available Sale price: \$ 300,000

BUILDING DESCRIPTION

Year completed: Floors: 2

Freight elevators: None Parking spaces: 7

Loading docks: 2 Overhead

Utilities: 3 phase power

Features: Concrete floors; space metal construction; fenced-in lot.

TRANSPORTATION

Public Transportation: MBTA Orange Line

Rail transportation: None Sea transportation: None

Highway transportation:

Dorchester Avenue to Columbia Road to SE Expressway

COMMENTS

Owner financing available. Industrial, manufacturing zone.

Land for lease in Dorchester

Type:

1240 Dorchester Avenue Dorchester, MA 02125

Zone I-2

FOR INFORMATION CONTACT

Bob Sousy, Owner

53 Freeport Street Dorchester, MA 02122 Phone: 282-4942

SIZE

Open space available: 148,104 Square feet

Parcel: 3.40 Acres

LEASE TERMS

Rent: Negotiable

TRANSPORTATION

Public Transportation:
MBTA Red Line, 1/4 mile.

Rail transportation: None Sea transportation: None

Highway transportation:

Dorchester Avenue to Columbia Road to SE Expressway, 1 1/2 miles.

COMMENTS

Owner prefers to lease with option for purchase. Prior use: auto salvage & towing.

Building space and land for sale in Dorchester

Type:

1803 Dorchester Avenue
Dorchester, MA 02125 Zone L-1

FOR INFORMATION CONTACT

Dick Gonnam, Owner representative

P.O. Box 115 Dorchester, MA 02124 Phone: 436-4800

SIZE

Open space available: 12,000 Square feet

Parcel: 0.50 Acres

Building space available: 8,000 Square feet

Total building: 8,000 Square feet

Building foot print: 8,000 Square feet

SALE TERMS

Sale price: \$ 550,000 Annual taxes: Not available

BUILDING DESCRIPTION

Year completed: Floors: 1

Stud height: 16.0 - 18.0 Feet

Freight elevators: None Parking spaces: 10

Loading docks: 2 Drive-in

Features: Concrete block bldg with brick face

TRANSPORTATION

Public Transportation:

Bus #17: Fields Corner (Red Line) - Andrew Square (Red Line); bus #8: Ashmont (Red Line) - Andrew Station (Red Line).

Rail transportation: None Sea transportation: None

Highway transportation:

Dorchester Avenue to Columbia Road to I-93 N/S.

COMMENTS

Site includes a 2700-3000 SF bldg with 2 1/2 floors including attic, full A/C, footprint of 1300 SF. This part was used as an office.

Building space for lease in Dorchester

Type: I

Leon Electric 690 Dudley Street Dorchester, MA 02122 Zone B-2

FOR INFORMATION CONTACT

Arthur Leon, Owner Leon Electric 1234 Washington Street Boston, MA 02118 Phone: 482-8383

SIZE

Building space available: 120,000 Square feet 1,000 Square feet Minimum Space Available:

120,000 Square feet Total building: 16,000 Square feet Building foot print:

LEASE TERMS

Rent: 4.00 /Square foot

Triple net

BUILDING DESCRIPTION

Floors: 7 Year completed: 1934

Stud height: 12.0 Feet

Freight elevators: 2 Parking spaces: 65

Loading docks: 4 Tailboard

4 Drive in

Utilities: Gas and oil

Features: Concrete construction

TRANSPORTATION

Public Transportation:

Bus #15: Kane Square - Dudley Station; bus #48: Jamaica Plain Loop.

Rail transportation: None Sea transportation: None

Highway transportation:

Dudley Street to Columbia Road to I-93 N/S, 1 mile and I-90 (Mass Pike), 2 miles.

COMMENTS

20,000 SF available for parking.

Building space for sale in Dorchester

Type:

4 Ericsson Street
Dorchester, MA 02122 Zone W-2

FOR INFORMATION CONTACT

John Cremmen, Broker Peter Elliot & Co. 260 Franklin Street Boston, MA 02210 Phone: 439-9100

SIZE

Building space available: 18,720 Square feet

Total building: 18,720 Square feet
Building foot print: 18,720 Square feet

SALE TERMS

Sale price: \$ 1,275,000 Annual taxes: Not available

BUILDING DESCRIPTION

Year completed: Floors: 1

Stud height: 16.0 Feet

Freight elevators: None Parking spaces: 20

Loading docks: 3 Tailboard

1 Drive-in

Utilities: 800 amps; gas heat

Features: A/C in office; fully sprinklered

TRANSPORTATION

Public Transportation:

Bus #20: Fields Corner (Red Line) - Neponset and Adams, 8 blocks; bus

#210: Quincy Center - N. Quincy Station (Red Line), 8 blocks.

Rail transportation: None Sea transportation: None

Highway transportation:

Walnut St. to Morrisey Blvd., I-93 N/S, 5 blocks.

COMMENTS

3,310 SF of office space available. Structural steel, insulated steel facade construction.

Building space for lease in Dorchester Type: I

43 Freeport Street
Dorchester, MA 02122 Zone I-2

FOR INFORMATION CONTACT

Bob Sousy, Owner

53 Freeport Street Dorchester, MA 02122 Phone: 282-4942

SIZE

Building space available: 2,000 Square feet

Total building: 18,000 Square feet

Building foot print: 6,300 Square feet

LEASE TERMS

Rent: 5.00 - 10.00 /Square foot

Triple net

BUILDING DESCRIPTION

Year completed: 1987 Floors: 3

Stud height: 10.0 - 14.0 Feet

Freight elevators: 1 Parking spaces: 20

Loading docks: 1 Tailboard

Utilities: Power: (2) 800 amp, single phase & 3 phase

Features: Floor loads: 150-200 lbs./SF

Renovations required: Raw space - Owner will build to suit

TRANSPORTATION

Public Transportation:

Kane Square (Red Line), 1/4 mile; Bus #18: Ashmont Station - Andrew Station.

Rail transportation: None Sea transportation: None

Highway transportation:

Morrisey Blvd. to Freeport Street to I-93, 1/4 mile.

COMMENTS

Ideal for warehouse/distribution and light manufacturing uses. Available space on the third floor.

Building space for sale in Dorchester

Type: I

KBL

95 Freeport Street

Dorchester, MA 02122 Zone M-1

FOR INFORMATION CONTACT

Doug Macmillan MacMillan Real Estate 39 Governors Road Milton, MA 02186 Phone: 698-2931

SIZE

Building space available: 24,000 Square feet

Total building: 24,000 Square feet

Building foot print: 10,000 Square feet

SALE TERMS

Sale price: \$ 990,000 Annual taxes: \$ 16,228

BUILDING DESCRIPTION

Year completed: 1930 Floors: 3

Stud height: 13.0 Feet

Freight elevators: 2 Parking spaces: 45

Loading docks: 3 Drive-in

1 Overhead door

Utilities: Fluorescent, 600 amps 3 phase electric, water/sewer

Features: 2 ton craneway w/ drive-in door access. forced hot water, oil-fired

Renovations required: None- renovated in 1982,

TRANSPORTATION

Public Transportation:

Located 1/2 mile from Fields Corner MBTA station- a 7-8 minute walk.

Rail transportation:

Sea transportation:

Highway transportation:

Easy access to Southeast expressway and MA Turnpike.

COMMENTS

Office and Mfg. space, varying number of floors. Mfg. area-20000SF with some AC. Office: 4150 SF, w/ central AC. Dedicated lines for computer hookup.

Building space for sale or lease in Dorchester Type: II

489 Gallivan Blvd Dorchester, MA 02122 Zone B-1

FOR INFORMATION CONTACT

Dave Pacocha, Joe Kasel, Brokers The Pacocha Group 4 A Street Burlington, MA 01803 Phone: 272-4040

SIZE

Building space available: 3,000 Square feet

Total building: 26,000 Square feet

Building foot print: 13,000 Square feet

SALE AND LEASE TERMS

Rent: 8.50 - 25.00 /Square foot

Triple net

Sale price: \$ 2,225,000 Annual taxes: Not available

BUILDING DESCRIPTION

Year completed: 1925 Floors: 2

Stud height: 14.0 Feet

Freight elevators: None Parking spaces: 10

Loading docks: 3 Tailboard

1 Drive In

Utilities: 4" gas line, 2" water line, 1600 amps, 3 phase Features: Concrete block/brick construction; concrete floors

TRANSPORTATION

Public Transportation:

Fields Corner (Red Line), 4 blocks; Bus #20: Fields Corner (Red Line) - Neponset and Adams Street, 2 blocks.

Rail transportation: None Sea transportation: None

Highway transportation:

Gallivan Blvd. to I-93 N/S, half mile.

COMMENTS

Available space on the second floor.

Type: III

Building space for sale or lease in Dorchester

100 Gibson Street

Zone M-1 Dorchester, MA 02122

FOR INFORMATION CONTACT

Gary Fitzpatrick, Barbara Stanley

100 Gibson Street Dorchester, MA 02122 Phone: 288-4058

SIZE

Building space available: 10,500 Square feet

Total building: 21,000 Square feet Building foot print: 10,500 Square

10,500 Square feet

SALE AND LEASE TERMS

Rent: 4.50 /Square foot

Triple net

Annual taxes: \$ 6,400 Sale price: \$ Not available

BUILDING DESCRIPTION

Floors: 2 Year completed: 1900

Stud height: 14.0 - 15.0 Feet

Freight elevators: None Parking spaces: 30

Loading docks: 1 Bay loading

Features: Concrete building with metal shed

Renovations required: Needs renovation; no sprinkler system

TRANSPORTATION

Public Transportation:

Fields Corner (Red Line), 4 blocks; bus #20: Fields Corner (Red Line)

- Neponset and Adams Street, 2 blocks.

Rail transportation: None Sea transportation: None

Highway transportation:

Park Street to Freeport Street to I-93 South, 1/2 mile; Freeport Street to Morrisey Blvd. to I-93 North, 3 miles.

COMMENTS

Prior use: factory for heavy equipment. Ideal for warehouse and light manufacturing. Available space is on the 2nd floor. Zoned for Church, industrial, residential.

Type: III

Building space for sale or lease in Dorchester

74 Lawley Street
Dorchester, MA 02107 Zone M-1

FOR INFORMATION CONTACT

Mike Kenealy Key Realty 144 Washington Street Quincy, MA 02169 Phone: 472-7200

SIZE

Building space available: 45,719 Square feet
Minimum Space Available: 23,000 Square feet

Total building: 45,719 Square feet
Building foot print: 31,969 Square feet

SALE AND LEASE TERMS

Rent: 2.62 /Square foot

Triple net

Sale price: \$ 950,000 Annual taxes: \$ 21,890

BUILDING DESCRIPTION

Year completed: 1940 Floors: 2

Stud height: 14.0 - 16.0 Feet

Freight elevators: 1 Parking spaces: 100

Loading docks: 2 Overhead

2 Tailboard

Features: Fully sprinklered; masonry construction

TRANSPORTATION

Public Transportation:

Bus #20: Fields Corner - Nep & Adams; bus #210F: Quincy - Fields Corner Station; note: no direct access to public transportation.

Rail transportation: None Sea transportation: None Highway transportation: I-93 N/S, 1 mile.

COMMENTS

Rent escalates annually up to year 5 (negotiable). Option to purchase. Financing may be available. With 4,575 SF of office space and 9,175 SF of storage space on second floor. Any kind of deal.

Land for sale in Dorchester

Type:

1252 Massachusetts Avenue Dorchester, MA 02125 Zone M-1

FOR INFORMATION CONTACT

Larry Candone
Apple Leased Auto Parts
1252 Massachusetts Avenue
Dorchester, MA 02125
Phone: 436-7035

SIZE

Open space available: 17,000 Square feet

Parcel: 0.40 Acres

SALE TERMS

Sale price: \$ 450,000

Annual taxes: Not available

TRANSPORTATION

Public Transportation:

Bus #17: Fields Corner (Red Line) - Andrew Square (Red Line); bus

#18: Ashmont (Red Line) - Andrew Station (Red Line).

Rail transportation:

Sea transportation: None

Highway transportation:

Dorchester Avenue to Columbia Road to I-93 N/S, 1/4 mile.

COMMENTS

Land is suitable for storage or industrial use.

None

Building space for lease in Dorchester Type: III

3 Norwood Street Dorchester, MA 02125 Zone -

FOR INFORMATION CONTACT

Elinor Banquer Phyllis Weiner

51 Saxon Road 10 Wampatuk Drive Westwood, MA 02090 Canton, MA Phone: 769-0959 Phone: 821-0104

SIZE

Building space available: 6,000 Square feet
Minimum Space Available: 6,000 Square feet
Total building: 6,000 Square feet
Building foot print: 3,000 Square feet

LEASE TERMS

Rent: 4.00 /Square foot Triple net

BUILDING DESCRIPTION

Year completed: 1950 Floors: 2

Stud height: 10.0 - 12.0 Feet

Freight elevators: None Parking spaces: 10

Loading docks: 2 Tailboard

Utilities: Oil heat, electric lighting

Removations required: Owner will do exterior, needs some interior

TRANSPORTATION

Public Transportation:

Rail transportation: Sea transportation: Highway transportation:

COMMENTS

Suitable for light manufacturing, lease terms are for 5 years.

Land for sale or lease in Dorchester

Type:

193 Talbot Avenue Dorchester, MA 02124

Zone -

FOR INFORMATION CONTACT

Doug Cardinale

401 Morrissey Blvd. Boston, MA 02125 Phone: 436-3379

SIZE

Open space available: 97,000 Square feet

Parcel: 2.18 Acres

SALE AND LEASE TERMS

Rent: 1.00 /Square foot

Sale price: \$ 1,600,000 Annual taxes: Not available

TRANSPORTATION

Public Transportation:

Rail transportation: None Sea transportation: None Highway transportation:

COMMENTS

1986 Clean 21E report. Owner will subdivide the site to 30,000 SF units.

Building space for lease in Mattapan Type: I

Tech Carburetor Building 33 - 35 Mildred Avenue Mattapan, MA 02126 Zone M-1

FOR INFORMATION CONTACT

Ray Ross, Owner Tech Carburetor 35 Mildred Avenue Boston, MA 02126 Phone: 296-0050

SIZE

Building space available: 13,000 Square feet

Total building: 40,000 Square feet

Building foot print: 40,000 Square feet

LEASE TERMS

Rent: 3.00 /Square foot

Triple net

BUILDING DESCRIPTION

Year completed: 1955 Floors: 1

Stud height: 12.0 Feet

Freight elevators: None Parking spaces: 4

Loading docks: 2 Overhead

Utilities: Steam heat

Features: Sprinklered; 1,000 amp service

TRANSPORTATION

Public Transportation:

Mattapan Square (Red Line), 1/4 mile; Bus # 28/29.

Rail transportation: None Sea transportation: None

Highway transportation:

Mildred Avenue to Babson Street to Blue Hill Avenue to Rte. 128, 1

1/2 miles.

COMMENTS

Space available is a single story, free standing, garage-type building; all brick construction; 260 SF of office space; no windows.





Building space and land for sale or lease in East Boston

Type: II

Towle Manufacturing Building 144 Addison Street East Boston, MA 02128 Zone -

FOR INFORMATION CONTACT

McCormack Family Trust 265 Franklin Street Boston, MA 02110 Phone: 439-6050

SIZE

Open space available: 414,000 Square feet

Parcel: 13.60 Acres

Building space available: 62,570 Square feet Minimum Space Available: 2,000 Square feet

Total building: 351,984 Square feet
Building foot print: 180,000 Square feet

SALE AND LEASE TERMS

Rent: 6.50 - 7.50 /Square foot

Triple net

Sale price: \$ Not available Annual taxes: Not available

BUILDING DESCRIPTION

Year completed: 1940 Floors: 2

Stud height: 12.0 - 18.0 Feet

Freight elevators: 2 Parking spaces: 999

Loading docks: 10 Tailboard

Features: Sprinklered; office space in good condition

TRANSPORTATION

Public Transportation:

Bus #400, #440: Boston via Western Avenue and Boston via G.E. Bridge - Lynn; bus #450: Salem - Boston.

Rail transportation: None Sea transportation: None

Highway transportation:

McClellan Highway (Rt 1A) to I-93 N/S, I-90 and downtown, 3 miles.

COMMENTS

Space available: 27,500 SF of office space and 35,070 SF of warehouse space.

Land for sale or lease in East Boston

Type:

City Properties 102-148 Border Street East Boston, MA 02128 Zone W-2

FOR INFORMATION CONTACT

Ted Petrakos, Owner Representative EDIC/Boston 38 Chauncy Street Boston, MA 02111 Phone: 725-3342

SIZE

Open space available: 622,878 Square feet Parcel: 14.30 Acres

SALE AND LEASE TERMS

Rent: Negotiable

Sale price: \$ Not available Annual taxes: Not available

TRANSPORTATION

Public Transportation:
Maverick Square Station (Blue Line), 6 blocks.

Rail transportation: None
Sea transportation: Yes
Highway transportation:
 McClellan Highway (Route 1A), 2 blocks to I-93, I-90; to downtown
Boston, 2 1/2 miles.

COMMENTS

Ind'l area near Central Square business district. Most of site is waterfront property. Piers need rehab. Parcel 12-3: 298,658 SF, parcel 13: 168,500 SF and parcel 14: 155,700 SF. Solid land: 59,850 SF.

Building space for lease in East Boston

Type: I

145 Border Street East Boston, MA 02128 Zone M-2

FOR INFORMATION CONTACT

Lou Barret, Owner

151 Border Street East Boston, MA 02128 Phone: 569-7223

SIZE

Building space available: 7,000 Square feet Total building: 20,000 Square feet Building foot print: 6,000 Square

6,000 Square feet

LEASE TERMS

Rent: 2.00 - 3.50 /Square foot

Triple net

BUILDING DESCRIPTION

Year completed: 1926 Floors: 4

Parking spaces: None Freight elevators: 1

Loading docks: 1

TRANSPORTATION

Public Transportation:

Maverick Square Station (Blue Line), 3 blocks; bus # 112: Well Station - Maverick Station; bus #116: Wndlnd - Maverick via Revere; bus #117: Wndlnd - Maverick via Beach.

Rail transportation: None Sea transportation: None

Highway transportation:

Mc Clellan Highway (Route 1A), 2 blocks to I-93, I-90; to downtown Boston, 2 1/2 miles.

COMMENTS

Building space for lease in East Boston

Type: I

100 Condor Street East Boston, MA 02128 Zone -

FOR INFORMATION CONTACT

Sal Columbo, Owner Representative East Boston Comm. Dev. Corp. 72 Marginal Street East Boston, MA 02128 Phone: 569-5590

SIZE

Building space available: 15,000 Square feet
Total building: 30,000 Square feet
Building foot print: 7,500 Square feet

LEASE TERMS

Rent: 3.00 - 4.00 /Square foot Triple net

BUILDING DESCRIPTION

Year completed: 1910 Floors: 4

Stud height: 10.0 Feet Freight elevators: 1 Loading docks: 3

Parking spaces: 12

Features: New windows and facade, Cement classI construction, Lowest fire rate Renovations required: None needed, renovated 1990

TRANSPORTATION

Public Transportation:

Rail transportation: Sea transportation: Highway transportation:

COMMENTS

R&D, Mfg., Warehouse type space. 1 year lease min., space available on the 1st and 4th floors, and part of basement.

Type: II

Building space for lease in East Boston

Mass. Technology Center Harborside Drive

East Boston, MA 02128 Zone I-2

FOR INFORMATION CONTACT

Joseph Larkin Macomber Development Assoc. One Main Street Cambridge, MA 02142 Phone: 494-4900

SIZE

Building space available: 60,000 Square feet Minimum Space Available: 2,000 Square feet

Total building: 180,000 Square feet

Building foot print: 60,000 Square feet

LEASE TERMS

Rent: 15.00 - 20.00 /Square foot

Gross

BUILDING DESCRIPTION

Floors: 3 Year completed: 1985

Stud height: 12.5 - 16.0 Feet

Freight elevators: 2 Parking spaces: 2

Loading docks: 2 Drive-in

Utilities: Electricity, water, sewer

TRANSPORTATION

Public Transportation:

Airport Station (Blue Line); free shuttle bus service to site.

Rail transportation: None

Sea transportation: Ferry Service to Downtown

Highway transportation:

BIF access road to Logan Airport to Rt. 1A, 1/2 mile; to I-93, I-90

and downtown Boston, 2 1/2 miles.

COMMENTS

Building has on-site day care. Stud ht. of 16' for 1st and 2nd flrs., 12.5' for 3rd flr. Ideal for office use. Best suited for office and R&D space.

Land for lease in East Boston

Type:

Mass. Technology Center

1 Harborside Drive (B)

East Boston, MA 02128 Zone I-2

FOR INFORMATION CONTACT

Joseph Larkin Macomber Development Assoc. One Main Street Cambridge, MA 02142 Phone: 494-4900

SIZE

Open space available: 174,000 Square feet Parcel: 5.00 Acres

LEASE TERMS

Rent: 8.00 - 9.00 /Square foot

TRANSPORTATION

Public Transportation:
Airport Station (Blue Line); free shuttle bus service to site.

Rail transportation: None

Sea transportation: Ferry service to downtown

Highway transportation:

BIF access road to Logan Airport to Rt. 1A, 1/2 mile; to I-93, I-90 and downtown Boston, $2\ 1/2$ miles.

COMMENTS

This lot is comprised of several acres; another 600,000 SF of building space can be constructed on this site.

Building space for lease in East Boston

Type: I

Boston Marine Works 256 Marginal Street C East Boston, MA 02128 Zone W-2

FOR INFORMATION CONTACT

Alan Perrault, Owner Representative Cashman Marine Enterprises 256 Marginal Street East Boston, MA 02128 Phone: 471-1500

SIZE

Building space available: 37,000 Square feet
Minimum Space Available: 5,000 Square feet
Total building: 37,000 Square feet
Building foot print: 37,000 Square feet

LEASE TERMS

Rent: 4.50 - 5.50 /Square foot Triple net

BUILDING DESCRIPTION

Year completed: 1940 Floors: 1

Stud height: 18.0 - 35.0 Feet

Freight elevators: None Parking spaces: 255

Loading docks: 1 Drive-in (17')

Utilities: All on site

TRANSPORTATION

Public Transportation:

Maverick Square Station (Blue Line), 1/2 mile; Bus # 120.

Rail transportation: Yes (Boston & Albany)

Sea transportation: Yes

Highway transportation:

Marginal Street to Orleans Street to Sumner Street to Rt. 1A, 1/2 mile; to I-93, I-90 and downtown Boston, 2 1/2 miles.

COMMENTS

Buildings have two 25 ton cranes; prior use-sheet metal fabrication. Three buildings in complex: 16,000 SF (subdivide to 5,000 SF); 20,000 SF; 1,400 SF. Owner is seeking marine-related uses only.

Type: I

Building space for lease in East Boston

Boston Marine Works 256 Marginal Street D

East Boston, MA 02128 Zone W-2

FOR INFORMATION CONTACT

Alan Perrault, Owner Representative Cashman Marine Enterprises 256 Marginal Street East Boston, MA 02128 Phone: 471-1500

SIZE

Building space available: 4,000 Square feet
Total building: 7,000 Square feet
Building foot print: 3,500 Square feet

LEASE TERMS

Rent: 5.00 - 6.00 /Square foot Triple net

BUILDING DESCRIPTION

Year completed: 1940 Floors: 2

Freight elevators: None Parking spaces: 255

Loading docks: 1 Drive-in

TRANSPORTATION

Public Transportation:
Maverick Square Station (Blue Line), 1/2 mile; Bus # 120.

Rail transportation: Yes (Boston & Albany)

Sea transportation: Yes

Highway transportation:

Marginal Street to Orleans Street to Summer Street to Rt. 1A, 1/2

mile; to I-93, I-90 and downtown Boston, 2 1/2 miles.

COMMENTS

Totally renovated building suitable for offices/ artists' space.

Building space for lease in East Boston

Type: I

Boston Marine Works 256 Marginal Street G

East Boston, MA 02128 Zone W-2

FOR INFORMATION CONTACT

Alan Perrault, Owner Representative Cashman Marine Enterprises 256 Marginal Street East Boston, MA 02128 Phone: 471-1500

SIZE

Building space available: 20,000 Square feet Minimum Space Available: 12,000 Square feet

Total building: 30,000 Square feet

Building foot print: 30,000 Square feet

LEASE TERMS

Rent: 6.00 /Square foot

Triple net

BUILDING DESCRIPTION

Year completed: 1945 Floors: 1

Stud height: 12.0 Feet

Freight elevators: None Parking spaces: 255

Loading docks: 1 Tailboard

Utilities: All on site Features: Concrete floors

TRANSPORTATION

Public Transportation:

Maverick Square Station (Blue Line), 1/2 mile; Bus # 120.

Rail transportation: Yes (Boston & Albany)

Sea transportation: Yes

Highway transportation:

Marginal Street to Orleans Street to Summer Street to Rt. 1A, 1/2

mile; to I-93, I-90 and downtown Boston, 2 1/2 miles.

COMMENTS

Owner is seeking marine-related uses only.

Land for sale or lease in East Boston

Type:

345 McClellan Highway East Boston, MA 02128 Zone I-2

FOR INFORMATION CONTACT

John McCormack McCormack Family Associates 265 Franklin Street Boston, MA 02110 Phone: 439-6050

SIZE

Open space available: 261,360 Square feet

Parcel: 6.00 Acres

SALE AND LEASE TERMS

Rent: Negotiable

Sale price: \$ Not available Annual taxes: Not available

TRANSPORTATION

Public Transportation:

Bus #400: Lynn - Boston via Western Ave.; bus #440: Lynn - Boston via G.E. Bridge; bus #450: Salem - Boston.

Rail transportation: None Sea transportation: None Highway transportation:

McClellan Highway (Route 1A) to Sumner and Callahan tunnels to downtown Boston, I-93, & I-90, 2 miles.

COMMENTS

The site was cleaned in October, 1987 (approved by DEGE). Restricted uses: hotel and any airport-related uses. Adjacent to Ramada Hotel.

Building space for lease in East Boston Type: II

440 McClellan Highway
East Boston, MA 02128. Zone W-2

FOR INFORMATION CONTACT

David Corkery, Broker The Codman Company One Financial Center Boston, MA 02110 Phone: 348-3800

SIZE

Building space available: 7,000 - 40,000 Square feet

Total building: 120,000 Square feet
Building foot print: 120,000 Square feet

LEASE TERMS

Rent: 12.00 /Square foot

Triple net

BUILDING DESCRIPTION

Year completed: 1970 Floors: 1

Freight elevators: None Parking spaces: 13

Loading docks: 20 Tailboard

Utilities: All on site

Features: Every 10,000 SF has 2 loading docks

TRANSPORTATION

Public Transportation:

Bus #440: Lynn - Boston via G.E. Bridge; bus #450: Salem - Boston;

bus #400: Lynn - Boston via Western Avenue.

Rail transportation: None Sea transportation: None

Highway transportation:

McClellan Highway (Rt. 1A) to I-93, I-90, & downtown Boston, 2 1/2

miles.

COMMENTS

Ideal for airport related companies.

Building space for lease in East Boston Type: I

161 Prescott Street
East Boston, MA 02128 Zone M-1

FOR INFORMATION CONTACT

Hal Smith Robey Enterprises 175 Andover Street Danvers, MA 01923 Phone: 777-8677

SIZE

Building space available: 30,000 Square feet
Total building: 215,000 Square feet

Building foot print: 70,000 Square feet

LEASE TERMS

Rent: 5.00 /Square foot

Includes: Tax

BUILDING DESCRIPTION

Year completed: 1920 Floors: 3

Stud height: 10.5 Feet Freight elevators: None

Loading docks: None

Utilities: All on site

TRANSPORTATION

Public Transportation:

Airport Station (Blue Line), 1/4 mile; free shuttle service into the Airport.

Parking spaces: 40

Rail transportation: Yes (Boston & Albany)

Sea transportation: None

Highway transportation:

Route 1A to Summer & Callahan tunnels to I-93 N/S, 2 1/2 mile.

COMMENTS

Especially good location for delivery service or air freight. Federal Express was former tenant. Space available: 15,000 SF each on 2nd and 3rd floors.

Building space and land for lease in East Boston

Type: I

Rear Condor Street East Boston, MA 02128. Zone -

FOR INFORMATION CONTACT

Sal Columbo, Owner Representative East Boston Comm. Dev. Corp. 72 Marginal Street East Boston, MA 02128 Phone: 569-5590

SIZE

Open space available: 30,000 Square feet

Building space available: 43,000 Square feet

Total building: 43,000 Square feet Building foot print: 40,000 Square 40,000 Square feet

LEASE TERMS

Rent: 4.50 /Square foot

Triple net

BUILDING DESCRIPTION

Year completed: 1988 Floors: 1

Stud height: 20.0 Feet

Freight elevators: None Parking spaces: 70

Loading docks: 2

Utilities: 800 amps of power

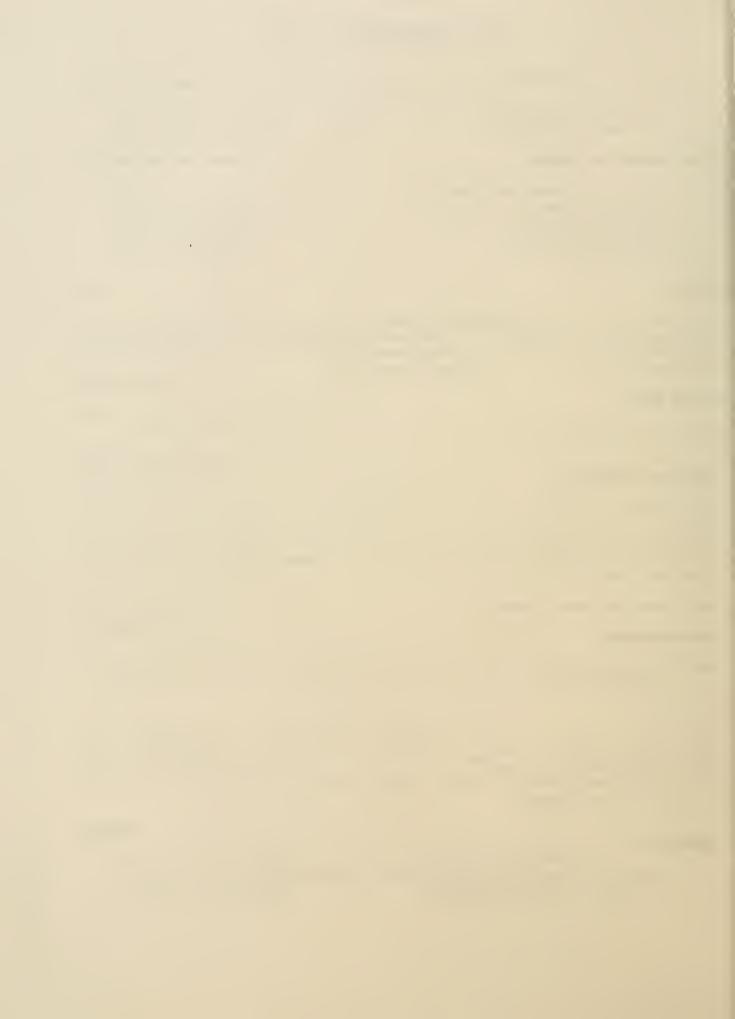
TRANSPORTATION

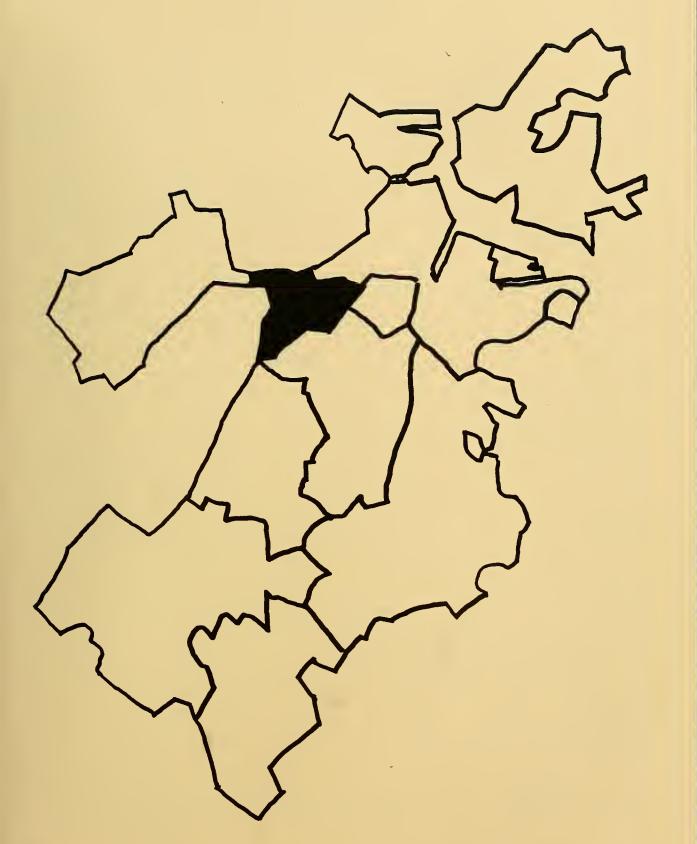
Public Transportation: Near a bus line

Rail transportation: none Sea transportation: none Highway transportation: near highway transit

COMMENTS

First floor ideal for light mfg, multi purpose. Mezzanine on second floor with office space- 3000SF.







Type: II

Building space for sale or lease in Fenway

1260 Boylston Street Fenway, MA 02215 Zone 8-2

FOR INFORMATION CONTACT

Bill Anderson, Broker The Codman Company One Financial Center - 43rd floor Boston, MA 02111 Phone: 348-3800

SIZE

Building space available: 8,300 Square feet

Total building: 60,000 Square feet

Building foot print: 20,000 Square feet

SALE AND LEASE TERMS

Rent: 15.00 /Square foot

Triple net

Sale price: \$ Not available Annual taxes: Not available

BUILDING DESCRIPTION

Year completed: 1940 Floors: 3

Stud height: 12.0 Feet

Freight elevators: 1 Parking spaces: None

Loading docks: 2 Tailboard

Utilities: All on site

Renovations required: Some needed on first floor

TRANSPORTATION

Public Transportation:

Fenway Station (Green Line), 3 blocks.

Rail transportation: None Sea transportation: None

Highway transportation:

Boylston Street to Mass. Avenue to Huntington Avenue to I-90 (Mass

Pike), 1 mile.

COMMENTS

Space is on the ground floor and second floor; ideal for office/R & D use.

Building space for lease in Fenway

Type: II

Salvation Army Building 61 Brookline Avenue Fenway, MA 02215 Zone B-2

FOR INFORMATION CONTACT

Matt Coleman, Broker AF Doyle & Company 163 Newbury Street Boston. MA 02116 Phone: 262-1020

SIZE

Building space available: 8,500 Square feet

Building foot print:

8.500 Square feet

8.500 Square feet 8,500 Square feet

LEASE TERMS

Rent: 20.00 /Square foot Triple net

BUILDING DESCRIPTION

Year completed: 1987 Floors: 4

Stud height: 15.0 Feet

Freight elevators: 1 Parking spaces: 20

Loading docks: 1

TRANSPORTATION

Public Transportation:

Kenmore Square (Green Line), 2 blocks; bus #60: Chestnut Hill -Kenmore Station (Green Line), 1 block; bus #65: Brockton - Kenmore Station (Green Line), 1 block.

Rail transportation: None Sea transportation: None Highway transportation: Mass. Pike, 1 block.

COMMENTS

2 attached buildings - 3 stories and 5 stories; floors are contiquous between both buildings. 3 to 5 years lease. Space available is on the 4th floor.

Type: II Building space for lease in Fenway

109 Brookline Avenue Fenway, MA 02215 Zone B-2

FOR INFORMATION CONTACT

Lora Mintz

350 Longwood Avenue Boston, MA 02115 Phone: 735-8308

SIZE

Building space available: 7,000 Square feet

Total building: 80,000 Square feet
Building foot print: 28,000 Square feet

LEASE TERMS

Rent: 11.00 - 14.00 /Square foot

Triple net

BUILDING DESCRIPTION

Year completed: Floors: 3

Stud height: 18.0 - 20.0 Feet

Freight elevators: 1 Parking spaces: 10

Loading docks: None

TRANSPORTATION

Public Transportation: MBTA Green Line (D). Bus # 60 and 65.

Rail transportation: None Sea transportation: None

Highway transportation:

Brookline Avenue to Boylston Street to Mass Avenue to I-90 (Mass Pike).

COMMENTS

Available space is on the 1st floor. Ideal for medical R&D/office and industrial uses. 3-10 yrs lease term.

Building space for lease in Fenway

Type: I

145 Ipswich Street Zone M-2 Fenway, MA 02215

FOR INFORMATION CONTACT

Sean Kelly, Broker Intercontinental Real Estate 1270 Soldier's Field Road Boston, MA 02135 Phone: 782-2600

SIZE

Building space available: 6,000 Square feet Minimum Space Available: 1,000 Square feet Total building: 105,000 Square feet

Building foot print: 20,000 Square feet

LEASE TERMS

Rent: 7.00 /Square foot Triple net

BUILDING DESCRIPTION

Year completed: 1900 Floors: 4

Stud height: 14.0 Feet

Freight elevators: 2 Parking spaces: None

Loading docks: 1 Drive-in

Features: Sprinklered

Renovations required: Owner will build to suit;

TRANSPORTATION

Public Transportation:

Kenmore Square Station (Green Line), 4 blocks. Bus # 60 and 65, 4 blocks.

Rail transportation: None Sea transportation: None

Highway transportation:

Ipswich Street to Boylston Street to Mass. Avenue to I-90 (Mass. Pike), 3/4 mile.

COMMENTS

Ideal for light manufacturing or warehouse. Lease is negotiable.

Building space for lease in Fenway Type: I

35 - 37 Lansdowne Street Fenway, MA 02215 Zone M-2

FOR INFORMATION CONTACT

Steve Daly, Owner SA Daly Co.

Phone: 527-0590

SIZE

Building space available: 20,000 Square feet
Minimum Space Available: 3,500 - 6,000 Square feet

Total building: 20,000 Square feet Building foot print: 10,000 Square 10,000 Square feet

LEASE TERMS

Rent: Negotiable

BUILDING DESCRIPTION

Year completed: Floors: 2

Stud height: 12.0 Feet

Freight elevators: None Parking spaces: None

Loading docks: 1 Drive-In

1 Tailboard

Features: Brick exterior; not sprinklered.

TRANSPORTATION

Public Transportation:

Fenway Station (Green Line).

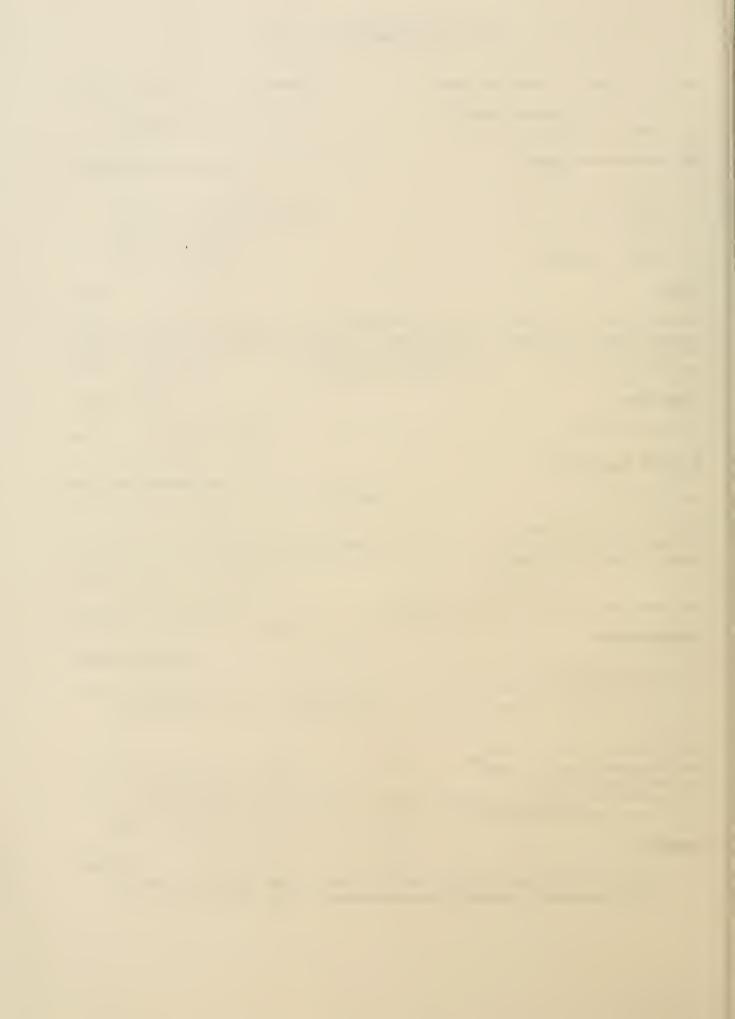
Rail transportation: None Sea transportation: None

Highway transportation:

Brookline Avenue to Boylston Street to Mass. Avenue to Huntington Avenue to I-90 (Mass Pike).

COMMENTS

Abuts Turnpike; good signage possibilitites. Shaft available, will install elevator. Parking garage adjacent.







Building space for lease in Hyde Park

Type: I

Abbey Industrial Park 130 Bradlee Street Hyde Park, MA 02136 Zone S-5

FOR INFORMATION CONTACT

Thomas Geraghty, Owner Representative T.J. Geraghty & Associates 1070 River Street Hyde Park, MA 02136 Phone: 364-4000

SIZE

Building space available: 40,000 Square feet

Total building: 45,000 Square feet Building foot print: 23,000 Square 23,000 Square feet

LEASE TERMS

Rent: 3.00 - 4.00 /Square foot

Triple net

BUILDING DESCRIPTION

Year completed: 1950 Floors: 2

Stud height: 16.0 Feet

Freight elevators: None Parking spaces: 30

Loading docks: 2 Tailboard

1 Drive-In

Utilities: All on site

Features: Brick construction; dry sprinklered; new roof

TRANSPORTATION

Public Transportation:

Bus #32: Wolcott Sq. - Arborway via Hyde Park Ave.

Rail transportation: None Sea transportation: None

Highway transportation:

Collins Street to Hyde Park Avenue to downtown Boston or Rte. 138/128 via Neponset Valley Parkway, 1 block.

COMMENTS

Loading dock available on 2nd floor because of grade of land; Space available on 2nd floor. Warehouse, light mfg. space.

Building space for lease in Hyde Park Type: II

120 Business Street Hyde Park, MA 02136 Zone L-5

FOR INFORMATION CONTACT

John Shea and Bob Monseur, Owners

1502 River Street Hyde Park, MA 02136 Phone: 364-1063

SIZE

3,000 Square feet Building space available:

Total building: 12,000 Square feet Building foot print: 6,000 Square 6,000 Square feet

LEASE TERMS

Rent: 7.00 /Square foot

Triple net

BUILDING DESCRIPTION

Floors: 2 Year completed: 1984

Stud height: 12.0 - 16.0 Feet

Freight elevators: None Parking spaces: 25

Loading docks: None

Utilities: Gas / HVAC Features: Sprinklered

TRANSPORTATION

Public Transportation:

Bus #33: Mattapan - Dedham Square.

Rail transportation: None Sea transportation: None

Highway transportation:

Hyde Park Avenue to Neponset Valley Parkway to Rt. 138, 3 miles.

COMMENTS

1st floor is used as warehouse and garage. End floor can be divided into 500 SF increments. Available space is on the 2nd floor. Space is office and light industrial.

Building space for lease in Hyde Park

Type: I

Howden-Sirocco Site 1 Damon Street

Hyde Park, MA 02136 Zone M-2

FOR INFORMATION CONTACT

Ed Fleming, George Robb Carlson Commercial 532 Lowell Street Peabody, MA 01960 Phone: 535-5980

SIZE

Building space available: 400,000 Square feet Minimum Space Available: 5,000 Square feet

Total building: 532,854 Square feet

Building foot print: 532,854 Square feet

LEASE TERMS

Rent: 3.00 - 10.00 /Square foot

Triple net

BUILDING DESCRIPTION

Year completed: 1945 Floors: 2

Stud height: 15.0 - 30.0 Feet

Freight elevators: 2 Parking spaces: 200

Loading docks: 4 Drive-in

2 Tailboard

Utilities: Dil/steam heat, electric, gas

Features: Cranes, security includes a guard shack & fencing

Renovations required: Will rehab for tenants

TRANSPORTATION

Public Transportation:

Readville Station (Commuter Rail), 1/2 mile; Bus #32: Wolcott Square - Arborway.

Rail transportation: Conrail Sea transportation: None Highway transportation:

Hyde Park Avenue to Route 138 to Route 128, 3 miles.

COMMENTS

Six different bldgs from 23,000 SF to 125,000 SF. High stud (30') units with overhead crane available, up to 122,000 SF. Ideal for manufacturing (\$4-\$5) and office/R&D (\$6-\$10).Lease: 3+ years

Building space for lease in Hyde Park

Type: II

J&M Industrial Park 891 Hyde Park Avenue Hyde Park, MA 02136 Zone M-1

FOR INFORMATION CONTACT

Jeff Temkin, Broker J&M Realty Trust 891 Hyde Park Avenue Hyde Park, MA 02136 Phone: 364-4800

SIZE

Building space available: 4,400 Square feet
Total building: 9,000 Square feet
Building foot print: 2,400 Square feet

LEASE TERMS

Rent: 12.00 - 15.00 /Square foot Triple net

BUILDING DESCRIPTION

Year completed: 1987 Floors: 4
Freight elevators: None Parking spaces: 40

Loading docks: None

Features: One passenger elevator

TRANSPORTATION

Public Transportation:

Bus #32: Wolcott Square - Arborway via Hyde Park Avenue - Forest Hills Station (Orange/Green Line).

Rail transportation: None Sea transportation: None Highway transportation:

Hyde Park Avenue to American Legion Highway to Route 128, 3 miles.

COMMENTS

Part of a two building complex – the other being 893 Hyde Park Avenue. Ideal for industrial R&D/office use. Space available is on 2nd and 3rd floors.

Building space for lease in Hyde Park

Type: I

Acme Industrial Building 1415 Hyde Park Avenue

Hyde Park, MA 02136 Zone M-1

FOR INFORMATION CONTACT

Daniel Yukon Acme Industrial Equip. Corp. 1415 Hyde Park Avenue Hyde Park, MA 02136 Phone: 364-1010

SIZE

Building space available: 17,000 Square feet

Total building: 80,000 Square feet
Building foot print: 20,000 Square feet

LEASE TERMS

Rent: 2.00 - 6.00 /Square foot

Triple net

BUILDING DESCRIPTION

Year completed: 1900 Floors: 4

Stud height: 12.0 Feet

Freight elevators: 1 Parking spaces: None

Loading docks: 3 Tailboard

2 Drive-in

Features: Brick/wood construction; sprinklered; 4" poured reinforced concrete;

TRANSPORTATION

Public Transportation:

Bus #32: Wolcott Square - Forest Hills; Readville Commuter Rail, 1 block.

Rail transportation: Amtrak rail adjacent

Sea transportation: None

Highway transportation:

Neponset Valley Parkway to Truman Highway to Rt 138 and to Rt 128.

COMMENTS

Owner will build to suit. 10,000 SF available on 2nd flr and 7,000 SF on 3rd flr. Space on 2rd flr has access to 5 ton crane for lifting from ground level. One common dock for tenants.

Building space for lease in Hyde Park

Type: II

1616 Hyde Park Avenue Hyde Park, MA 02136 Zone I-2

FOR INFORMATION CONTACT

Arthur Leon, Owner Leon Electric 1234 Washington Street Boston, MA 02118 Phone: 482-8383

SIZE

Building space available: 10,000 Square feet Total building: 10,000 Square feet Building foot print: 10,000 Square

10,000 Square feet

LEASE TERMS

Rent: 8.00 /Square foot Includes: Tax

BUILDING DESCRIPTION

Year completed: 1960 Floors: 1

Stud height: 20.0 Feet Freight elevators: None Loading docks: 2 Drive-In

Parking spaces: None

Utilities: Gas heat

Features: Five ton overhead crane;

TRANSPORTATION

Public Transportation:

Bus #32: Forest Hills - Wolcott Square.

Rail transportation: None Sea transportation: None

Highway transportation:

Neponset Valley Parkway to Truman Highway to Rt 138 and Rt 128.

COMMENTS

15,000 SF paved open area in rear for parking.

Land for lease in Hyde Park

Type:

1750 Hyde Park Avenue Hyde Park, MA 02136

Zone I-2

FOR INFORMATION CONTACT

Tom Geraghty, Owen Fitzgerald, Owner Representatives T.J. Geraghty & Associate P.O Box 52 Readville Hyde Park, MA 02136 Phone: 364-4000

SIZE

Open space available: 70,000 Square feet Parcel: 1.60 Acres

LEASE TERMS

Rent: Negotiable

TRANSPORTATION

Public Transportation:

Bus #3: Wolcott Square - Cleary Square; Readville Commuter Station, 1

block.

Rail transportation: Amtrak - 1/8 mile

Sea transportation: None

Highway transportation:

Neponset Valley Parkway to Rte. 138 to Rte. 128; Sprague Street to

Rte. 128, 2 1/4 miles.

COMMENTS

Desired use: possible contractor yard.

Building space for lease in Hyde Park

Type I

65 - 75 Sprague Street Hyde Park, MA 02136

Zone M-1

FOR INFORMATION CONTACT

Rick Sternberg Triad Group 930 Commonwealth Avenue Boston, MA 02215 Phone: 566-2703

SIZE

Building space available: 10,000 Square feet
Total building: 10,000 Square feet
Building foot print: 10,000 Square feet

Subdividable: 2,500 Square feet

SALE AND LEASE TERMS

Rent: 5.00 / Square foot

Negotiable

BUILDING DESCRIPTION

Year Completed: 1988 Floors: 1

Stud height: 22.0 Feet

Freight elevators: None Parking spaces: 30

Loading docks: 4 Loading Bays

TRANSPORTATION

Public Transportation:
Readville Commuter Station

Rail transportation: None Sea transportation: None

Highway transportation:

Sprague Street to East Street to Route 128 N/S, 2 miles

COMMENTS

Manufacturing area; space ideal for warehouse use.

Building space for lease in Hyde Park Type: I

45 Walter Street Hyde Park, MA 02136 Zone M-2

FOR INFORMATION CONTACT

Tom Geraghty, Owen Fitzgerald, Owner Representatives

T.J. Geraghty & Associate

P.O. Box 52

Readville, MA 02137 Phone: 364-4000

SIZE

Building space available: 26,000 Square feet Minimum Space Available: 3,200 Square feet

Total building: 26,000 Square feet
Building foot print: 26,000 Square feet

LEASE TERMS

5.00 - 5.50 /Square foot Rent:

Gross

BUILDING DESCRIPTION

Year completed: 1991 Floors: 1

Stud height: 24.0 Feet

Freight elevators: None Parking spaces: 60

Loading docks: 1 Overhead door

Utilities: Individual gas & electricity Features: Building is fully sprinklered Renovations required: New building

TRANSPORTATION

Public Transportation:

Bus #27: Mattapan (Red Line) - Ashmont Station (Red Line); MBTA Commuter Rail Line, Fairmont Station - South Station (Red Line),

adjacent to the property.

Rail transportation: Penn Central Tracks abut

Sea transportation: None

Highway transportation:

Fairmont Avenue to Truman Highway to Williams Avenue to Rt. 138 to

Rt. 128, 3 miles.

COMMENTS

Hope to lease entire building to 1 tenant. Surrounding uses include residential and a distribution company. Do not confuse this site with 45-54 Walter Street; adjacent, separate properties.

Building space and land for sale or lease in Hyde Park

Type: I

45 - 54 Walter Street Hyde Park, MA 02136 Zone -

FOR INFORMATION CONTACT

Burton Rudnick, President B. Dexter Corp. 1330 Beacon Street Brookline, MA 02146 Phone: 232-6987

SIZE

Parcel: 1.45 Acres

Building space available: 38,000 Square feet

Total building: 38,000 Square feet

Building foot print: 38,000 Square feet

SALE AND LEASE TERMS

Rent: Negotiable

Sale price: \$ 1,600,000 Annual taxes: Not available

BUILDING DESCRIPTION

Year completed: 1968 Floors: 1

Stud height: 19.0 Feet

Freight elevators: None Parking spaces: 30

Loading docks: 5 Tailgate

2 drive through

Utilities: Water; 100 main size, Electric; 400 a. 489 v., Phase3

Features: Column spacing 25X60; sprinklered; sewer and gas hookups; handicap access

Renovations required: renovated in 1983

TRANSPORTATION

Public Transportation:

Passenger: Amtrack or MBTA Commuter rail

Rail transportation: Freight: Conrail

Sea transportation: none

Highway transportation:

12.2mi I-90; 3.6mi I-93; 3.2mi I-95; 17.6mi I-495; 67mi I-91; 1.6mi

Rt.28; 3.2mi Rt.128; 3.7mi Rt.1; 9.5mi to Logan; 5.6mi to

COMMENTS

Some office space avail., no alarm, subdividable, suitable for mfg, warehouse. Aquiring adjacent land parcel (15434SF of buildings); owner prefers to sell both as one unit.

Land for sale in Hyde Park Type:

30 Winthrop Street Hyde Park, MA 02136 . Zone M-1

FOR INFORMATION CONTACT

Rick Falcione FALCO Realty Inc. 129 Spring Street Watertown, MA 02172 Phone: 926-3000

SIZE

Open space available: 9,450 Square feet Parcel: 0.20 Acres

SALE TERMS

Sale price: \$ 150,000 Annual taxes: \$ 2,220

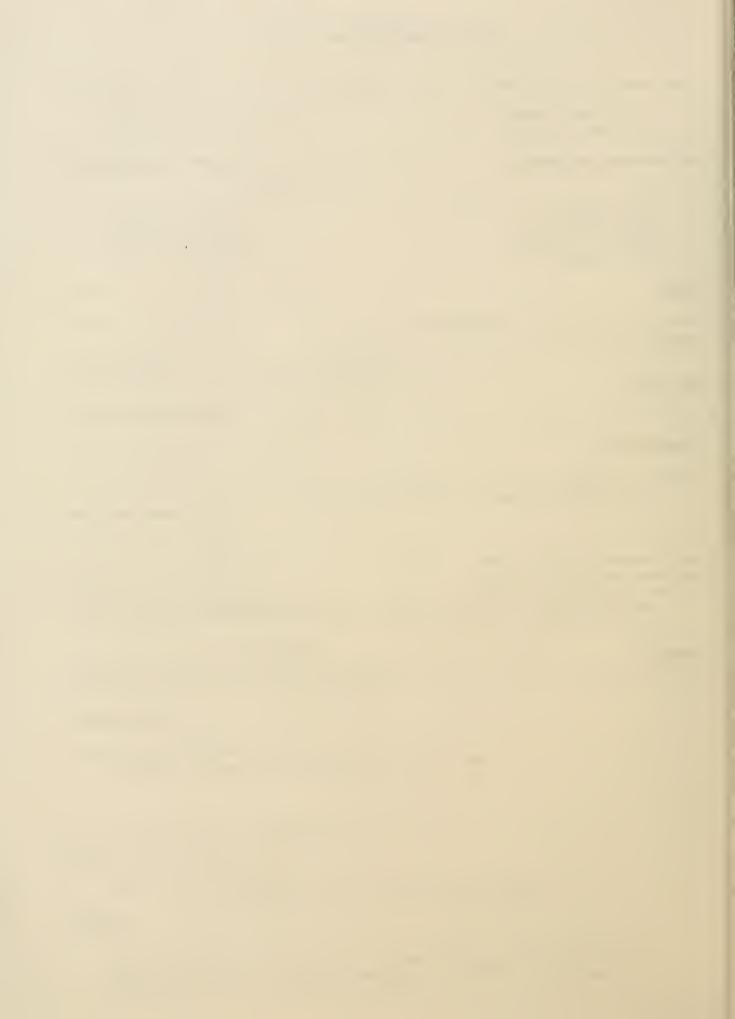
TRANSPORTATION

Public Transportation:
Bus #32: Wolcott Square - Forest Hills.

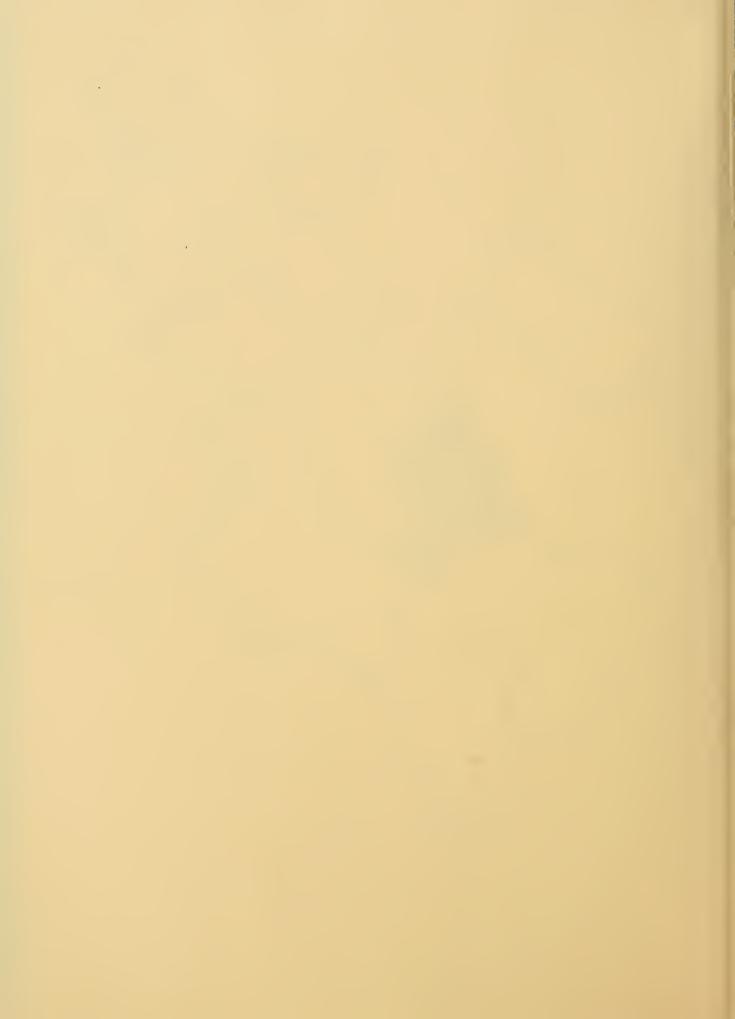
Rail transportation: None Sea transportation: None Highway transportation:

Hyde Park Avenue to Neponset Valley Parkway to Truman Highway to Rt 138 and Rt 128.

COMMENTS







Type: I

Building space for lease in Jamaica Plain

Winer Industries 70 Amory Street

Jamaica Plain, MA 02130 Zone M-2

FOR INFORMATION CONTACT

Bob Young, Broker Rolls Realty 1125 Commonwealth Avenue Allston, MA 02134 Phone: 787-2777

SIZE

Building space available: 10,100 Square feet

Total building: 116,000 Square feet

Building foot print: 29,000 Square feet

LEASE TERMS

Rent: 4.50 /Square foot

Includes: Increase over base year

BUILDING DESCRIPTION

Year completed: 1910 Floors: 4

Stud height: 12.0 Feet

Freight elevators: 2 Parking spaces: 10

Loading docks: 1 Drive-in

Renovations required: windows

TRANSPORTATION

Public Transportation:

Jackson Square Station (Orange Line), 1 block; bus #43: Egleston Station - downtown; bus #42: Forest Hills (Orange & Green Line) - Dudley Station.

Rail transportation: None Sea transportation: None

Highway transportation:

Columbus Avenue to Melnea Cass Blvd. to I-93 N/S, 1 1/2 miles.

COMMENTS

1200 square feet available in the basement, 8900 on the first floor, includes loading dock. Ideal for storage/warehouse, industrial. 3-4year lease.

Building space for sale or lease in Jamaica Plain

Type: II

179 Amory Street
Jamaica Plain, MA 02130 Zone M-2

FOR INFORMATION CONTACT

Thomas McColgan
E. Denis Walsh & Associates
99 High Street Suite 3002
Boston, MA 02110
Phone: 350-7070

SIZE

Building space available: 2,000 Square feet

Total building: 6,000 Square feet

Building foot print: 6,000 Square feet

SALE AND LEASE TERMS

Rent: 4.00 - 10.00 /Square foot

Triple net

Sale price: \$ 450,000 Annual taxes: Not available

BUILDING DESCRIPTION

Year completed: Floors: 1

Stud height: 14.0 Feet

Freight elevators: 1 Parking spaces: 100

Loading docks: None

TRANSPORTATION

Public Transportation:

Stonybrook MBTA Station (Orange Line); bus #42: Forest Hills - Ruggles Station; bus #43: Ruggles - Downtown.

Rail transportation: None Sea transportation: None

Highway transportation:

Columbus Avenue to Melnea Cass Blvd to I-93 N/S.

COMMENTS

3-5 yr lease term. Ideal for office/R&D or light manufacturing.

Building space for sale or lease in Jamaica Plain

Type: I

181 - 185 Amory Street
Jamaica Plain, MA 02130 Zone M-2

FOR INFORMATION CONTACT

Thomas McColgan, Brokers E. Denis Walsh & Associates 99 High Street Suite 3002 Boston, MA 02110 Phone: 350-7070

SIZE

Building space available: 36,000 Square feet

Total building: 36,000 Square feet

Building foot print: Square feet

SALE AND LEASE TERMS

Rent: 3.00 /Square foot

Triple net

Sale price: \$ 1,440,000 Annual taxes: Not available

BUILDING DESCRIPTION

Year completed: Floors:

Freight elevators: None Parking spaces: None

Loading docks: None

Features: Sprinklered;

TRANSPORTATION

Public Transportation:

Stonybrook MBTA Station (Orange Line); bus #42: Forest Hills - Ruggles Station; bus #43: Ruggles - Downtown.

Rail transportation: None Sea transportation: None

Highway transportation:

Columbus Avenue to Melnea Cass Blvd to I-93 N/S.

COMMENTS

Consists of a three bldg complex. Available space: 24,000 SF (2 flr with 12,000 SF each) in bldg1, 2,000 SF in bldg2 (1 story bldg), and 8,800 SF in bldg (4 flrs with 2,200 SF in each flr). Shell space.

Building space for lease in Jamaica Plain

Type: I

Mello Fuel Building 34 Brookley Road Jamaica Plain, MA 02130 Zone M-1

FOR INFORMATION CONTACT

Jerry Mello, Owner Northeastern Petroleum Service 37 Brookley Road Jamaica Plain, MA 02130 Phone: 522-8390

SIZE

Building space available: 5,000 Square feet
Total building: 8,000 Square feet
Building foot print: 8,000 Square feet

LEASE TERMS

Rent: 6.00 - 8.00 /Square foot Triple net

BUILDING DESCRIPTION

Year completed: 1931 Floors: 1

Stud height: 13.0 - 20.0 Feet Freight elevators: None

Freight elevators: None Parking spaces: 12
Loading docks: 4 Drive-In

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Utilities: New electrical system, hot air heat by oil. Features: Concrete floors; clear span space

TRANSPORTATION

Public Transportation: Forest Hills Station (Orange/Green Lines).

Rail transportation: None Sea transportation: None

Highway transportation:

Washington Street to Melnea Cass Blvd to I-93 and I-90.

COMMENTS

Ideal for distribution, contractors garage for machinery- high doors and high clearance.

Type: III

Building space for sale or lease in Jamaica Plain

65 Brookside Avenue
Jamaica Plain, MA 02130 Zone M-1

FOR INFORMATION CONTACT

Bill Weiss, Tony Williams, Owners

68 Sheridan Street Jamaica Plain, MA 02130

SIZE

Building space available: 20,000 Square feet Minimum Space Available: 1,600 Square feet

Total building: 20,000 Square feet Building foot print: 16,000 Square feet

SALE AND LEASE TERMS

Rent: 3.00 /Square foot

Triple net

Sale price: \$ Not available Annual taxes: Not available

BUILDING DESCRIPTION

Year completed: 1935 Floors: 2

Stud height: 10.0 Feet

Freight elevators: None Parking spaces: 20

Loading docks: 2 Tailboard

Utilities: Gas/hot air heat

Features: Wood/brick building; wood floor; column spacing

Renovations required: Exterior being rehabilitated

TRANSPORTATION

Public Transportation:

Green Street Station (Orange Line), 2 blocks.

Rail transportation: None Sea transportation: None

Highway transportation:

Amory Street to Columbia Avenue to Melnea Cass Blvd. to I-93 N/S, 2 miles

COMMENTS

Good warehouse space; light manufacturing possible. Current rehabilitation includes building exterior and creation of parking and loading areas.

Building space for sale in Jamaica Plain

Type:

115 Brookside Avenue Jamaica Plain, MA 02130 Zone M-1

FOR INFORMATION CONTACT

John Sullivan, Owner John Sullivan Inc.

Phone: 524-4500

SIZE

Building space available: 3,600 Square feet

Total building: 3,600 Square feet

Building foot print: 3,600 Square feet

SALE TERMS

Sale price: \$ 275,000 Annual taxes: Not available

BUILDING DESCRIPTION

Year completed: Floors: 1

Stud height: 8.0 - 9.0 Feet

Freight elevators: None Parking spaces: 50

Loading docks: 1 Tailboard

Features: Wood frame bldg; new roof;

TRANSPORTATION

Public Transportation:

Green Street Station (Orange Line).

Rail transportation: None Sea transportation: None

Highway transportation:

Amory Street to Columbia Avenue to Melnea Cass Blvd to I-93 N/S.

COMMENTS

Building space for lease in Jamaica Plain

Type: I

Heffenrefer Brewery 31 Germania Street

Jamaica Plain, MA 02130 Zone I-2

FOR INFORMATION CONTACT

Susan Giddleman, John Vogel Neighborhood Develop. Corp. 31 Germania Street Jamaica Plain, MA 02131 Phone: 522-2424

SIZE

Building space available: 24,000 Square feet Minimum Space Available: 1,200 Square feet

Total building: 162,000 Square feet

Building foot print: 92,000 Square feet

LEASE TERMS

Rent: 4.50 - 7.00 /Square foot

Includes: Tax

BUILDING DESCRIPTION

Year completed: 1984 Floors: 2

Stud height: 18.0 Feet

Freight elevators: None Parking spaces: 100

Loading docks: 1 Tailboard

2 Overhead

Utilities: All, gas heat

Features: Wood/brick construction

Renovations required: Much of the space is newly renovated

TRANSPORTATION

Public Transportation:

Two blocks from the Orange Line (Green Station).

Rail transportation: None Sea transportation: None

Highway transportation:

Colombus Avenue to Melnea Cass Blvd. to I-93 N/S, 5 miles.

COMMENTS

Space ideal for specialty food processing company. \$4.50/SF rent for industrial; \$7.00/SF rent for industrial office. 13000SF @ \$3.85 is ideal for warehouse, dist., light mfg.

Building space for sale or lease in Jamaica Plain

Type: I

172 Green Street

Jamaica Plain, MA 02130 Zone M-1

FOR INFORMATION CONTACT

David Kelston, Owner Representative

Jay Wilson, Broker

ERA

28 State Street Boston, MA 02109 Phone: 227-5540

2012 Center Street West Roxbury, MA 02132

Phone: 325-2775

SIZE

Building space available: 27,625 Square feet
Minimum Space Available: 5,000 Square feet

Total building: 27,625 Square feet Building foot print: 5,525 Square 5,525 Square feet

SALE AND LEASE TERMS

Rent: 3.75 /Square foot

Triple net

Annual taxes: Not available Sale price: \$ 1,000,000

BUILDING DESCRIPTION

Floors: 4 Year completed: 1900

Stud height: 10.0 - 14.0 Feet

Freight elevators: 1 Parking spaces: 20

Loading docks: 1 Tailboard

Utilities: Heat: steam by oil; gas available

Features: Brick mill type construction; concrete & wood flrs

TRANSPORTATION

Public Transportation:

Green Street Station (Orange Line); bus #42: Forest Hill - Dudley

Station.

Rail transportation: None Sea transportation: None

Highway transportation:

Tremont Street to Melnea Cass Blvd to Expressway (I-93).

COMMENTS

Site includes aprox. 2,000 SF of concrete floor basement. Sale price negotiable to \$800,000. Long-term lease preferred.

Building space for sale or lease in Jamaica Plain Type: III

31 Heath Street
Jamaica Plain, MA 02130 Zone M-2

FOR INFORMATION CONTACT

George Demeter, Owner

163 Newbury Street Boston, MA 02116 Phone: 262-1020

SIZE

Building space available: 38,000 Square feet

Total building: 38,000 Square feet
Building foot print: 9,000 Square feet

SALE AND LEASE TERMS

Rent: 4.00 /Square foot

Triple net

Sale price: \$ Not available Annual taxes: Not available

BUILDING DESCRIPTION

Year completed: 1910 Floors: 4

Stud height: 16.0 - 17.0 Feet

Freight elevators: 1 Parking spaces: 30

Loading docks: 3 Tailboard

2 Drive-In

Renovations required: Building needs renovation

TRANSPORTATION

Public Transportation:

Jackson Square Station (Orange Line), 3 Blocks; Bus #43, Egleston-Downtown; Bus #47, Central Square-City Hospital; Bus #33, Dedham Line-Mattapan; Bus #66, Allston-Dudley Station.

Rail transportation: None Sea transportation: None Highway transportation:

Heath Street to Columbus Avenue to Melnea Cass Blvd. to I-93 N/S, 1 1/2 miles.

COMMENTS

Ideal for light manufacturing.

Building space for lease in Jamaica Plain

Type: I

Doyle Chimney & Roofing Bldg 50 Stedman Street Jamaica Plain, MA 02130 Zone M-1

FOR INFORMATION CONTACT

Jerry Mello, Owner Northeastern Petroleum Service 37 Brookley Road Jamaica Plain, MA 02130 Phone: 522-8390

SIZE

Building space available: 2,000 Square feet
Total building: 6,000 Square feet

Building foot print: 6,000 Square feet

LEASE TERMS

Rent: 7.00 /Square foot Includes: Electricity

BUILDING DESCRIPTION

Year completed: 1960 Floors: 1

Stud height: 11.0 - 13.0 Feet

Freight elevators: None Parking spaces: 5

Loading docks: 1 Overhead

Utilities: Oil-fired furnace: 3-phase power

Features: Concrete floor; wood and concrete block constr'n.

TRANSPORTATION

Public Transportation:

Forest Hill Station (Orange & Green Lines); bus #42: Forest Hills - Ruggles Station.

Rail transportation: None Sea transportation: None

Highway transportation:

Washington Street to Melnea Cass Blvd. to I-93 and I-90.

COMMENTS

Past use: machine shop; bldg has permit for automotive storage and warehouse. Entire bldg has 4 overhead doors; ideal for distribution use.

Building space for lease in Jamaica Plain

Type: I

The Paint Factory 76 Stonely Road Jamaica Plain, MA 02130 Zone M-1

FOR INFORMATION CONTACT

Jerry Mello, Owner Northeastern Petroleum Service 37 Brookley Road Jamaica Plain, MA 02130 Phone: 522-8390

SIZE

7,000 Square feet Building space available: Minimum Space Available: 1,500 Square feet

Total building: 7,500 Square feet Building foot print:

6,000 Square feet

LEASE TERMS

Rent: 6.00 - 8.00 /Square foot

Triple net

BUILDING DESCRIPTION

Year completed: 1920 Floors: 2

Stud height: 9.0 - 12.0 Feet

Freight elevators: None Parking spaces: None

Loading docks: None

Features: Flat and peaked roof. Broken cement floor on one section. Sprinkler

TRANSPORTATION

Public Transportation:

Forest Hill Stop on the Orange line; bus #42: Forest Hills - Ruggles Station.

Rail transportation: None Sea transportation: None

Highway transportation:

Washington Street to Melnea Cass Blvd. to I-93 and I-90.

COMMENTS

Owner will create parking on the 4,000 SF of adjacent land. 3,500 SFavailable on first floor, 2,000 SF on second floor, additional 1,500SF available in January, 1992 on first floor.

Building space for lease in Jamaica Plain

Type: I

Independent Packing Building 3529 Washington Street Jamaica Plain, MA 02130 Zone M-2

FOR INFORMATION CONTACT

Mike Rausseo, Owner representative Independent Packing Co. 65 Harborside Road Quincy, MA 02169 Phone: 245-0001

SIZE

Building space available: 14,000 Square feet
Total building: 60,000 Square feet
Building foot print: 60,000 Square feet

LEASE TERMS

Rent: 4.50 /Square foot Triple net

BUILDING DESCRIPTION

Year completed: 1983 Floors: 1

Stud height: 20.0 - 28.0 Feet

Freight elevators: None Parking spaces: 12

Loading docks: 2 Tailboard

TRANSPORTATION

Public Transportation:

Forest Hill Station (Orange/Green Line); bus #34/Dedham Line; bus #35 & 36 Dedham Mall; bus #37/Charles River; bus #40/Vermont Street; bus #50: Georgetown - Arborway.

Rail transportation: None Sea transportation: None

Highway transportation:

Washington Street to Cummins Highway to Rte. 28 and Rte. 138; or Washington Street to Rte. 1 or Rte. 128.

COMMENTS

Availability of spaces as follows: 8,000 SF of manufacture space at 6.00/SF, 20,000 SF of warehouse space at 4.50/SF, and 12,000 SF of office space at 8.00/SF.





Building space for sale or lease in Roxbury

Type: I

Electric Specialty and Supply

817 Albany Street

Roxbury, MA 02119 Zone M-2

FOR INFORMATION CONTACT

Skip Grey

817 Albany Street Boston, MA 02119 Phone: 442-6400

Warren Brown

Boston Commercial Properties 303 Congress Street Suite 600

Boston, MA 02210 Phone: 330-1070

SIZE

Building space available: 50,000 Square feet

Total building:

50,000 Square feet

Building foot print:

8,050 Square feet

SALE AND LEASE TERMS

Rent: 5.00 /Square foot

Triple net

Sale price: \$ 2,500,000

Annual taxes: Not available

BUILDING DESCRIPTION

Year completed: 1915

Floors: 5

Stud height: 12.0 Feet

Freight elevators: 1

Parking spaces: 100

Loading docks: 2 Tailboard

Utilities: Oil fired heat;

Features: Brick exterior; steel frame & wood beam;

TRANSPORTATION

Public Transportation:

Bus #8: Columbus Point - Dudley; bus #47: Central Square - City

Hospital.

Rail transportation: None Sea transportation: None

Highway transportation:

Albany Street to I-93 N/S

COMMENTS

Basement has 7' ceiling. Attached to first flr of main bldg is a 2,500 SF warehouse, 2 tailboard docks. On site is a separate garage of2,000 SF with two drive-in drs, brick construction.1-5 yr. lease.

Building space for sale or lease in Roxbury

Type: I

Allerton Street A Roxbury, MA 02120 Zone I-2

FOR INFORMATION CONTACT

Al Sagansky, Broker

P.O. Box 148, Prudential Center Boston, MA 02199 Phone: 424-7212

SIZE

Building space available: 25,000 Square feet Minimum Space Available: 10,000 Square feet

Total building: 25,000 Square feet Building foot print: 25,000 Square

25,000 Square feet

SALE AND LEASE TERMS

Rent: 4.00 - 4.50 /Square foot Triple net

Sale price: \$ Not available Annual taxes: Not available

BUILDING DESCRIPTION

Year completed: Floors: 1

Stud height: 16.0 Feet

Freight elevators: None Parking spaces: 20

Loading docks: 2 Tailboard

1 Drive-In

Features: Brick/concrete construction; concrete floors;

TRANSPORTATION

Public Transportation:

Bus #8: Columbia Point - Ruggles Station.

Rail transportation: None Sea transportation: None Highway transportation:

Massachusetts Avenue to I-93 N/S.

COMMENTS

Space is divided into 2 units: 10,000 SF garage, 15,000 SF manufacturing. Garage has one overhead door. The tailboard is located in the manufacturing space.

Land for sale or lease in Roxbury

Type:

Allerton Street B Roxbury, MA 02120 Zone I-2

FOR INFORMATION CONTACT

Al Sagansky

P.O. Box 148 Prudential Center Boston, MA 02199 Phone: 424-7212

SIZE

Open space available: 34,000 Square feet

Parcel: 0.78 Acres

SALE AND LEASE TERMS

Rent: 0.90 /Square foot

Sale price: \$ 600,000 Annual taxes: Not available

TRANSPORTATION

Public Transportation:

Bus #8: Columbia Point - Ruggles Station.

Rail transportation: None Sea transportation: None Highway transportation:

Massachusetts Avenue to I-93 N/S.

COMMENTS

Clean 21E report; lease with option to purchase possible.

Building space for lease in Roxbury

Type: I

Sears Site 100 Allstate Road Roxbury, MA 02120 Zone I-2

FOR INFORMATION CONTACT

Jack Thomas, Bob Johnson, Broker Cushman & Wakefield 101 Arch Street 21st floor Boston, MA 02110 Phone: 330-6966

SIZE

Building space available: 550,000 Square ree. 25,000 Square feet 550,000 Square feet

Total building: 550,000 Square feet

Building foot print: 500,000 Square feet

LEASE TERMS

Rent: 6.00 /Square foot Triple net

BUILDING DESCRIPTION

Year completed: Floors: 1

Stud height: 24.0 Feet Freight elevators: None Loading docks: 85 Tailboard

Parking spaces: 999

Utilities: Oil fired heat; 2500 amps

Features: Sprinkler system; brick & block construction

TRANSPORTATION

Public Transportation:

Bus #1: Harvard Square - Dudley Square.

Rail transportation: None Sea transportation: None Highway transportation:

Massachusetts Avenue to I-93 N/S.

COMMENTS

Also includes a mezzanine. 1,155,280 SF of open land available at the site. Suitable for warehouse or mfg. 5-10 year lease terms.

Building space for lease in Roxbury

Type: III

1132 Blue Hill Avenue Roxbury, MA 02120 Zone I-2

FOR INFORMATION CONTACT

Stavros Frantzis Frantzis Assoc. 7 Harris Avenue Jamaica Plain, MA 02130 Phone: 522-0407

SIZE

Building space available: 42,000 Square feet
Minimum Space Available: 2,000 Square feet
Total building: 48,000 Square feet
Building foot print: 30,000 Square feet

LEASE TERMS

Rent: 3.00 /Square foot Triple net

BUILDING DESCRIPTION

Year completed: Floors: 2

Stud height: 10.0 - 18.0 Feet

Freight elevators: None Parking spaces: None

Loading docks: None

Features: Exterior is being cleaned and rehabilitated.

Renovations required: Roof and windows; wiring;

TRANSPORTATION

Public Transportation:

Bus #29: Egelston Station - Mattapan Square (Red Line).

Rail transportation: None Sea transportation: None

Highway transportation:

Blue Hill Avenue to American Legion Hwy to Rt. 128.

COMMENTS

2 units: 10,000 SF with 16'-18'stud, no columns, concrete slab, and brick const.; 32,000 SF consisting of 2 flrs with 16,000 SF/flr, column spacing of 20', concrete const., and 1 drive in door.

Building space and land for sale or lease in Roxbury

Type: I

Master Chemical Property 27 - 29 Bradston Street Roxbury, MA 02119 Zone I-2

FOR INFORMATION CONTACT

Al Myers

2 Oliver Street, 8th Floor Boston, MA 02109 Phone: 542-5072

SIZE

Open space available: 15,500 Square feet Parcel: 0.36 Acres

Building space available: 14,000 Square feet
Total building: 14,000 Square feet
Building foot print: 7,000 Square feet

SALE AND LEASE TERMS

Rent: 5.00 - 7.00 /Square foot Triple net

Sale price: \$ Not available Annual taxes: Not available

BUILDING DESCRIPTION

Year completed: 1934 Floors: 2

Stud height: 11.0 Feet Freight elevators: 1 Loading docks: None

Parking spaces: 30

TRANSPORTATION

Public Transportation:

Bus #32: Wolcott Square - Arbor Way via Hyde Park Avenue.

Rail transportation: None Sea transportation: None Highway transportation:

Collins Street to Hyde Park Avenue to American Legion Highway.

COMMENTS

Consists of two buildings: 2-story 12,000 SF and 1-story 2,000 SF. Sale price for entire complex of 27-29 and 33 Bradston Street is \$1,500,000.

Building space and land for sale or lease in Roxbury

Type: I

33 Bradston Street Roxbury, MA 02119 Zone I-2

FOR INFORMATION CONTACT

Al Myers

2 Oliver Street, 8th Fl Boston, MA 02109 Phone: 542-5072

SIZE

Building space available: 16,000 Square feet

Total building: 16,000 Square feet Building foot print: 8,000 Square

8,000 Square feet

SALE AND LEASE TERMS

Rent: 7.00 /Square foot

Triple net

Sale price: \$ Not available Annual taxes: Not available

Floors: 2

BUILDING DESCRIPTION

Year completed: 1934

Freight elevators: 1 Parking spaces: 65

Loading docks: None

TRANSPORTATION

Public Transportation:

Bus #32: Wolcott Square - Arbor Way via Hyde Park Avenue.

Rail transportation: None Sea transportation: None

Highway transportation:

Collins Street to Hyde Park Avenue to American Legion Highway.

COMMENTS

In same complex as 27-29 Bradston. Sale price for the entire complex of 27-29 and 33 Bradston is \$1.5 million.

Land for sale in Roxbury

Type:

Cedric & Magazine Street Roxbury, MA 02119 Zone M-2

FOR INFORMATION CONTACT

Dave Pacocha Pacocha Group 4A Street Burlington, MA 01803 Phone: 272-4040

SIZE

Open space available: 22,000 Square feet Parcel: 0.50 Acres

SALE TERMS

Sale price: \$ 450,000

Annual taxes: Not available

TRANSPORTATION

Public Transportation:
Bus #10: City Point - Dudley Street.

Rail transportation: None Sea transportation: None Highway transportation:

Magazine Avenue to Massachusetts Avenue to Columbia Road to I-93.

COMMENTS

Property is near the Newmarket industrial district.

Building space for sale or lease in Roxbury

Type: I

Blake Film Bldg 140 Cummings Street Roxbury, MA 02120 Zone I-2

FOR INFORMATION CONTACT

John Cremmen, Broker Peter Elliot & Co. 260 Franklin Street Boston, MA 02210 Phone: 439-9100

SIZE

Building space available: 34,367 Square feet

Total building: 34,367 Square feet

Building foot print: 31,367 Square feet

SALE AND LEASE TERMS

Rent: 5.50 /Square foot

Triple net

Sale price: \$ 1,360,000 Annual taxes: \$ 32,313

BUILDING DESCRIPTION

Year completed: Floors: 1

Stud height: 14.0 - 16.0 Feet

Freight elevators: None Parking spaces: 35

Loading docks: 5 Tailboard

Utilities: Gas-fired hot air; central A/C for office.

Features: Concrete foundation; concrete block construction;

Renovations required: Gas fired; 480 V, 3 phase;

TRANSPORTATION

Public Transportation:

Bus #10: City Point - Copley Square via Back Bay; bus #47: Central

Square - Andrew Station.

Rail transportation: None Sea transportation: None

Highway transportation:

Southampton Street to I-93 N/S.

COMMENTS

Also includes a mezzanine. Bank foreclosure; special financing available. Bldg is behind 160 Southampton which is also available. Space is for manufacturing, sound studio, and industrial office.

Building space for lease in Roxbury Type: I

21 Fellows Street Roxbury, MA 02120 Zone M-2

FOR INFORMATION CONTACT

John Cremmen, Broker Peter Elliot & Company 260 Franklin Street Boston, MA 02210 Phone: 439-9100

SIZE

Building space available: 56,000 Square feet
Minimum Space Available: 28,000 Square feet
Total building: 56,000 Square feet
Building foot print: 56,000 Square feet

LEASE TERMS

Rent: 4.50 /Square foot Triple net

BUILDING DESCRIPTION

Year completed: 1955 Floors: 1

Stud height: 28.0 Feet
Freight elevators: None
Loading docks: 4 Tailboard

Parking spaces: 12

Utilities: 1200 amps total; heat: (oil) forced hot air; Features: Concrete block w/ brick exterior; column spacing;

TRANSPORTATION

Public Transportation:

Bus #47: Central Station - Andrew; bus #47A: Kenmore Square - B.C.

Rail transportation: None Sea transportation: None Highway transportation:

Fellows Street to Albany Street to I-93 N/S.

COMMENTS

Long term lease possible; 6,000 SF of office space available in the mezzanine. Possible to create 4 additional tailboard docks.

Land for sale or lease in Roxbury

Type:

84 Heath Street Roxbury, MA 02120

Zone -

FOR INFORMATION CONTACT

Ted Petrakos, Owner Representative EDIC/Boston 38 Chauncy Street Boston, MA 02111 Phone: 725-3342

SIZE

Open space available: 234,305 Square feet Parcel: 5.40 Acres

SALE AND LEASE TERMS

Rent: Negotiable

Sale price: \$ Not available Annual taxes: Not available

TRANSPORTATION

Public Transportation:

Jackson Square Station (Orange Line); bus #43: Egleston - Downtown; bus #47: Central Square City Hospital; bus #66: Allston - Dudley Station.

Rail transportation: None Sea transportation: None

Highway transportation:

Heath Street to Columbus Avenue to Melnea Cass Blvd to I-93 N/S.

COMMENTS

Land assessed at \$1,195,000.

Building space and land for sale or lease in Roxbury

Type: II

909 Massachusetts Avenue Roxbury, MA 02119 Zone I-2

FOR INFORMATION CONTACT

John Cremmen, Broker Peter Elliot & Co. 260 Franklin Street Boston, MA 02110 Phone: 429-9100

SIZE

Open space available: 73,033 Square feet

Parcel: 1.67 Acres

Building space available: 8,712 Square feet

Total building: 8,712 Square feet

Building foot print: 8,712 Square feet

SALE AND LEASE TERMS

Rent: 12.50 /Square foot

Triple net

Sale price: \$ Not available Annual taxes: Not available

BUILDING DESCRIPTION

Year completed: Floors: 1

Freight elevators: None Parking spaces: 15

Loading docks: 8 Hydraulic lifts

TRANSPORTATION

Public Transportation:

Bus #8: Columbia Point - Orange Line via Northampton Station and Columbia Station (Red Line).

Rail transportation: None Sea transportation: None

Highway transportation:

Massachusetts Avenue to I-93 N/S.

COMMENTS

2 parcels of land available; consisting of 46,219 SF and 26,814 SF garage-type space.

Building space for lease in Roxbury

Type: I

Kearns Electric Building 960 Massachusetts Avenue Roxbury, MA 02119 Zone M-2

FOR INFORMATION CONTACT

Dick Larson, Building Manager Kearns Electric 960 Massachusetts Ave. Boston, MA 02119 Phone: 442-1000

SIZE

Building space available: 10,000 Square feet Total building: 83,728 Square feet

Building foot print: 34,900 Square feet

LEASE TERMS

Rent: 3.50 - 4.00 /Square foot Triple net

BUILDING DESCRIPTION

Year completed: 1952 Floors: 3

Stud height: 14.0 Feet

Freight elevators: 3 Parking spaces: 75

Loading docks: 3 Tailboard

Utilities: All on site

Features: Poured concrete; oil fired steam heat; sprinklered

Renovations required: space "as is"; no heat

TRANSPORTATION

Public Transportation:

Bus #8: Columbia Point - Orange Line via Northampton Station and Columbia Station (Red Line).

Rail transportation: None Sea transportation: None

Highway transportation:

Massachusetts Avenue to I-93 N/S, 1/4 mile.

COMMENTS

Space available: 10,000 SF on 2nd floor at \$3.50/SF. Space is best suited for light manufacturing, warehouse storage. Owner is willing to subdivide space available. Flexible on lease.

Building space for lease in Roxbury Type: II

1010 Massachusetts Avenue Roxbury, MA 02119 Zone M-2

FOR INFORMATION CONTACT

Dennis Stackhouse, Donna Hinch, Owner Representative Boston Realty Advisors, Inc. 268 Summer Street Boston, MA 02111 Phone: 248-8788

SIZE

Building space available: 55,000 Square feet
Total building: 172,000 Square feet
Building foot print: 28,666 Square feet

LEASE TERMS

Rent: 8.00 /Square foot Triple net

BUILDING DESCRIPTION

Year completed: 1902 Floors: 6

Stud height: 7.0 - 8.0 Feet

Freight elevators: 2 Parking spaces: 216

Loading docks: 3 Tailboards

Utilities: 2 oil heat boilers; 480 & 220 power; Features: New roof; 2 passenger elevators; sprinklered; Renovations required: Space is "as is"

TRANSPORTATION

Public Transportation:
Bus #8: Columbia Point - Dudley Station.

Rail transportation: None
Sea transportation: None
Highway transportation:
Mass. Ave. to I-93 N/S, 1/4 mile.

COMMENTS

28,000 SF available on 1st floor and 27,000 SF of office space available on 4th and 6th floors. Space on the 1st floor is industrial and has access to 3 bays/6 loading docks.

Land for sale in Roxbury

Type:

Ace Auto Site 34 Moore Street Roxbury, MA 02119

Zone I-2

FOR INFORMATION CONTACT

John Cremmen, Broker Peter Eliot & Co. 260 Franklin Street Boston, MA 02210 Phone: 439-9100

SIZE

Open space available: 118,816 Square feet Parcel: 2.73 Acres

SALE TERMS

Sale price: \$ 2,100,000

Annual taxes: Not available

TRANSPORTATION

Public Transportation:

Bus #10: Dudley Station - South Station.

Rail transportation: Available

Sea transportation:

None

Highway transportation:

Southampton Street to I-93 N/S and Turnpike, 2 blocks.

COMMENTS

21E has been performed.

Building space for lease in Roxbury

Type: III

Standard Linen Building 169 Norfolk Avenue Roxbury, MA 02119 Zone M-2

FOR INFORMATION CONTACT

Ron Hadar, Owner Representative New England Communities One Washington Street Wellesley, MA 02181 Phone: 239-0800

SIZE

20,000 Square feet Building space available: Minimum Space Available: 700 Square feet

55,000 Square feet Total building: Building foot print: 30,000 Square feet

LEASE TERMS

Rent: 4.95 /Square foot

Includes: Increase over base year

BUILDING DESCRIPTION

Year completed: 1975 Floors: 3

Stud height: 11.0 - 14.0 Feet

Freight elevators: 2 Parking spaces: 18

Loading docks: None

Utilities: All on site

Features: Fully sprinklered; steel/brick construction, alarm systems

Renovations required: Owner would negotiate renovation costs

TRANSPORTATION

Public Transportation:

Bus #8: Columbia Point - Dudley Station, 1 block; bus #10: City Point - Dudley Station, 2 blocks.

Rail transportation: None Sea transportation: None

Highway transportation:

Norfolk Street to Hampden Street to Melnea Cass Blvd. to I-93, 1/2 mile.

COMMENTS

Ideal for distribution or light manfq; Site consists of three bldgs: 1-story bldg with 10,000 SF, 2-story with 15,000 SF and 3-story bldg with 30,000 SF. Available space is located on all floors.

Land for sale in Roxbury Type:

71 Proctor Street
Roxbury, MA 02119 Zone I-2

FOR INFORMATION CONTACT

Dave Pococha Pacocha Group 4A Street Burlington, MA 01803 Phone: 272-4040

SIZE

Open space available: 17,000 Square feet

SALE TERMS

Sale price: \$ 450,000 Annual taxes: Not available

TRANSPORTATION

Public Transportation:

Bus #8: Columbia Point - Dudley Station.

Rail transportation: None Sea transportation: None

Highway transportation:

Proctor Street to Massachusetts Avenue to I-93 N/S.

COMMENTS

Clean 21E report. Site could accommodate 20-25,000 SF single story building. A small amount of building space on the site which would have to be removed. Property to be sold "as is".

Building space for lease in Roxbury

Type: I

U-Haul Building 15 Rusfield Street Roxbury, MA 02119 Zone I-2

FOR INFORMATION CONTACT

Russ Thomas, Owner Representative U-Haul Company 15 Rusfield Street Roxbury, MA 02118 Phone: 623-5600

SIZE

Building space available: 26,000 Square feet
Total building: 400,000 Square feet
Building foot print: 134,000 Square feet

LEASE TERMS

Rent: 4.00 /Square foot Triple net

BUILDING DESCRIPTION

Year completed: 1950 Floors: 3

Stud height: 20.0 - 24.0 Feet

Freight elevators: 3 Parking spaces: 20

Loading docks: 1 Drive In

Utilities: water, heating, electricity, water

TRANSPORTATION

Public Transportation:
Bus #8: Columbus Point - Dudley Station.

Rail transportation: None
Sea transportation: None
Highway transportation:
Mass. Avenue to I-93 N/S, 3 blocks.

COMMENTS

Available space is located on the 1st & 3rd floors. Ideal for light manufacturing. 22,000 SF available on the 3rd floor, 4,000 SF on the 1st floor.

Building space for lease in Roxbury

Type: I

Healthco/Harry Miller Bldg. 120 Southampton Street Roxbury, MA 02120 Zone I-8

FOR INFORMATION CONTACT

Mark Gottesman, Broker Hunneman Company 70-80 Lincoln Street Boston, MA 02111 Phone: 457-3211

SIZE

Building space available: 53,000 - 76,000 Square feet

25,000 Square feet Minimum Space Available:

Total building: 76,000 Square feet Building foot print: 76,000 Square

76,000 Square feet

LEASE TERMS

Rent: 4.50 /Square foot

Triple net

BUILDING DESCRIPTION

Year completed: 1950 Floors: 1

Stud height: 16.0 Feet

Freight elevators: None Parking spaces: 70

Loading docks: 5 Tailboard

1 Drive-in

Features: HVAC; Brick/Concrete Construction

TRANSPORTATION

Public Transportation:

Bus #8: Columbus Point - Dudley Station (Orange Line); bus #10: City Point - Dudley Station (Orange Line).

Rail transportation: None: Sea transportation: None

Highway transportation:

Southampton Street to I-93 N/S.

COMMENTS

10,000 SF of office space is available. Lease term of 5-10 years. Entire building may be available.

Building space and land for sale in Roxbury

Type:

Abbott Equipment Site 133 Southampton Street Roxbury, MA 02120 Zone I-2

FOR INFORMATION CONTACT

John Cremmen, Broker Peter Elliot & Co. 260 Franklin Street Boston, MA 02210 Phone: 439-9100

SIZE

Open space available: 50,767 Square feet

Parcel: 1.44 Acres

Building space available: 12,000 Square feet

Potal building: 12,000 Square feet
Building foot print: 12,000 Square 12,000 Square feet

SALE TERMS

Annual taxes: Not available Sale price: \$ 2,500,000

BUILDING DESCRIPTION

Year completed: Floors: 1

Freight elevators: None Parking spaces: None

Loading docks: None

TRANSPORTATION

Public Transportation:

Bus #8: Columbus Point - Dudley Station (Orange Line); bus #10: City Point - Dudley Station (Orange Line).

Rail transportation: None Sea transportation: None

Highway transportation:

Southampton Street to I-93 N/S.

COMMENTS

Open land is a paved, fenced lot.

Type: I

Building space for sale or lease in Roxbury

New England Mail Service Bldg 160 Southampton Street Roxbury, MA 02119 Zone I-2

FOR INFORMATION CONTACT

John Cremmen, Broker Peter Elliot & Company 260 Franklin Street Boston, MA 02110 Phone: 439-9100

SIZE

Building space available: 30,805 Square feet

Total building: 30,805 Square feet

Building foot print: 30,805 Square feet

SALE AND LEASE TERMS

Rent: 6.25 /Square foot

Triple net

Sale price: \$ 1,675,000 Annual taxes: Not available

BUILDING DESCRIPTION

Year completed: 1955 Floors: 1

Stud height: 12.0 - 14.0 Feet

Freight elevators: None Parking spaces: 7

Loading docks: 2 Tailboard

Utilities: Steam fired oil heat; 1,000 amps; Features: Concrete block; tar & gravel roof;

TRANSPORTATION

Public Transportation:

Bus #8: Columbus Point - Dudley Station (Orange Line); bus #10: City Point - Dudley Station (Orange Line).

Rail transportation: None Sea transportation: None Highway transportation:

One block from Mass Avenue, I-93 N/S.

COMMENTS

2,500 SF of office space; Drive in possible. Current uses: mail sorting and distribution.

Building space for sale in Roxbury

Type:

Fulton Packing 240 Southampton Street Roxbury, MA 02119 Zone I-2

FOR INFORMATION CONTACT

John Cremmen, Broker Peter Elliot & Co. 260 Franklin Street Boston, MA 02210 Phone: 439-9100

SIZE

Building space available: 45,000 Square feet

Total building: 45,000 Square feet

Building foot print: 33,000 Square feet

SALE TERMS

Sale price: \$ 4,950,000 Annual taxes: \$ 57,000

BUILDING DESCRIPTION

Year completed: 1960 Floors: 2

Freight elevators: None Parking spaces: 125

Loading docks: 9 Tailboard

Features: New wiring, plumbing, and flooring;

TRANSPORTATION

Public Transportation:

Bus #8: Columbus Point - Dudley Station (Orange Line); bus #10: City Point - Dudley Station (Orange Line).

Rail transportation: None Sea transportation: None

Highway transportation:

Southampton Street to I-93 N\S, 1 block.

COMMENTS

Seller is also interested in an exchange to accommodate up to 150,000 SF.

Type: II

Building space for sale or lease in Roxbury

255 Southampton Street
Roxbury, MA 02119 Zone I-2

FOR INFORMATION CONTACT

Joel Miller
Perishable Management Service
P.O Box 12
Wellesley, MA 02181
Phone: 237-4385

SIZE

Building space available: 29,849 Square feet

Total building: 29,849 Square feet

Building foot print: 19,249 Square feet

SALE AND LEASE TERMS

Rent: 8.50 /Square foot

Triple net

Sale price: \$ 2,650,000 Annual taxes: \$ 54,000

BUILDING DESCRIPTION

Year completed: 1953 Floors: 2

Freight elevators: 1 Parking spaces: 80

Loading docks: 8 Tailboard

Utilities: 2000 amps

Features: Brick, reinforced concrete; sprinklered.

TRANSPORTATION

Public Transportation:

Bus #8: Columbia Point - Dudley Station (Orange Line); bus #10: City

Point - Dudley Station (Orange Line).

Rail transportation: None Sea transportation: None

Highway transportation:

Southampton Street to I-93 N/S

COMMENTS

Removated in 1986. Approx. 8,800 SF on 2nd flr and 1,800 SF in the basement. Approx. 5,600 SF of office. Property has refrigerated work area, coolers and freezers. Has an easement for add'l parking.

Land for sale in Roxbury

Type:

Terrace Street Site 77 Terrace Street Roxbury, MA 02120 Zone M-2

FOR INFORMATION CONTACT

Ted Petrakos, Owner Representative EDIC/Boston 38 Chauncy Street Boston, MA 02111 Phone: 725-3342

SIZE

Open space available: 28,300 Square feet

Parcel: 0.70 Acres

SALE TERMS

Sale price: \$ Not available

Annual taxes: Not available

TRANSPORTATION

Public Transportation:

Bus #47: Egelston - Brigham Circle, 1 block; bus #45, Egelston downtown, 1 block. Roxbury Crossing MBTA Station (Orange Line), 1/4 mile.

Yes (Boston - Providence) Rail transportation:

None Sea transportation:

Highway transportation:

Columbus Avenue to Melnea Cass Blvd. to I-93 N/S, 3 miles; Tremont Street to Rt. 9, 1/2 mile.

COMMENTS

Mixed industrial and low income area. Area has been targeted for upgrading. Property is owned by the city. Inquiries should be directed towards EDIC.

Land for sale or lease in Roxbury

Type:

FOR INFORMATION CONTACT

Ted Petrakos, Owner Representative EDIC/Boston
38 Chauncy Street
Boston, MA 02111
Phone: 725-3342

SIZE

Open space available: 72,782 Square feet

Parcel: 1.70 Acres

SALE AND LEASE TERMS

Rent: Negotiable

Sale price: \$ Not available Annual taxes: Not available

TRANSPORTATION

Public Transportation:

Bus #41: Centre and Elliot - Dudley Station; Bus #43: Eggleston - Downtown.

Rail transportation: None Sea transportation: None

Highway transportation:

Columbus Avenue to Melnea Cass Blvd to I-93 N/S; Tremont Street to

Route 9.

COMMENTS

Property is owned by the City.

Building space for sale or lease in Roxbury

Type: I

Oliver Ditson Building 166 Terrace Street Roxbury, MA 02119 Zone M-2

FOR INFORMATION CONTACT

Skip Freeman, Owner Roche Bobois 133 Louis Warf Boston, MA 02119 Phone: 723-2866

SIZE

Building space available: 20,000 Square feet

Total building: 60,000 Square feet

Building foot print: 10,000 Square feet

SALE AND LEASE TERMS

Rent: 3.75 /Square foot

Triple net

Sale price: \$ Not available Annual taxes: \$ 12,000

BUILDING DESCRIPTION

Year completed: 1930 Floors: 6

Stud height: 12.0 Feet

Freight elevators: 1 Parking spaces: 12

Loading docks: 1 Tailboard

Features: Concrete floors

TRANSPORTATION

Public Transportation:

Bus #41: Centre and Eliot - Dudley Station; bus #43: Eggleston - Downtown. Property located between the Jackson Square Station and the Roxbury Crossing Station.

Rail transportation: None Sea transportation: None

Highway transportation:

Columbus Avenue to Melnea Cass Blvd. to I-93 N/S, 3 miles; Tremont Street to Route 9, 1 mile.

COMMENTS

5,000 SF located on the 1st floor. Good for light manufacturing/storage. Space is available on the 4th and 5th floors.

Building space and land for sale or lease in Roxbury

Type: I

99 Topeka Street Roxbury, MA 02120 Zone -

FOR INFORMATION CONTACT

John Cremmen, Assistant Vice President Peter Elliot & Co. 260 Franklin Street Boston, MA 02110 Phone: 439-9100

SIZE

Open space available: 10,000 Square feet

Parcel: 0.60 Acres

Building space available: 15,835 Square feet Minimum Space Available: 15,835 Square feet

Total building: 15,835 Square feet

Building foot print: 15,835 Square feet

SALE AND LEASE TERMS

Rent: 5.50 /Square foot

Triple net

Sale price: \$ 950,000 Annual taxes: Not available

BUILDING DESCRIPTION

Year completed: 1970 Floors: 1

Stud height: 14.0 Feet

Freight elevators: None Parking spaces: 15

Loading docks: & Tailboard

1 Overhead

Renovations required: Needs A/C in office

TRANSPORTATION

Public Transportation:

Rail transportation: Sea transportation: Highway transportation:

COMMENTS

Ideal for garage/distribution. 1,784 SF office space, 14,051 SF garage. Not subdividable. Lease terms: 5-10 years.

Building space for sale in Roxbury

Type:

Windsor Muffin Bldg 100 Topeka Street Roxbury, MA 02120

Zone I-2

FOR INFORMATION CONTACT

John Cremmen, Broker Peter Elliot & Co. 260 Franklin Street Boston, MA 02210 Phone: 439-9100

SIZE

32,880 Square feet Building space available: 17,000 Square feet Minimum Space Available:

32,880 Square feet Total building: Building foot print: 17,860 Square feet

SALE TERMS

Annual taxes: Not available Sale price: \$ 1,450,000

BUILDING DESCRIPTION

Floors: 2 Year completed:

Freight elevators: None Parking spaces: None

Loading docks: None

Features: Brick exterior; concrete floors

TRANSPORTATION

Public Transportation:

Bus #10: City Point - Copley Square via Back Bay; bus #47: Central

Station - Andrew Station.

Rail transportation: None Sea transportation: None

Highway transportation:

Southampton Street to I-93 N/S.

COMMENTS

Currently, owner occupies bldg with 2 other tenants. Can be delivered vacant, if desired.

Building Space and land for lease in Roxbury

Type I

1960 - 1964 Washington Street Roxbury, MA 02119 Zone M-2

FOR INFORMATION CONTACT

David Smookler Dartmouth Company One Exeter Plaza Boston, MA 02116 Phone: 262-6620

SIZE

Building space available: 12,796 Square feet Total building: 14,196 Square feet

Building foot print: 5,800 Square feet

LEASE TERMS

Rent: 5.00 - 8.00 / Square foot

Triple Net

BUILDING DESCRIPTION

Year Completed: 1971 Floors: 3

Stud height: 10 - 14 Feet

Freight elevators: None Parking spaces: 12

Loading docks: 1 Loading door

Features:

Wooden floors, heavy electrical system; large insulated windows

TRANSPORTATION

Public Transportation: Orange line

Rail transportation: None Sea transportation: None Highway transportation:

I-93 to Melnea Cass Boulevard.

COMMENTS

Ideal for workshop, assembly, distribution uses. 4212 SF available in basement, 4372 SF available on 1st floor, and 4212 SF available on second floor.

Building space for sale or lease in Roxbury

Type: II

2201 Washington Street Roxbury, MA 02119 Zone B-2

FOR INFORMATION CONTACT

Russel Hill R.E Hill & Co. 432 Columbia Street Cambridge, MA 02141 Phone: 864-6800

SIZE

Building space available: 25,000 Square feet

Total building: 40,000 Square feet Building foot print: 13,500 Square 13,500 Square feet

SALE AND LEASE TERMS

Rent: 10.00 /Square foot

Triple net

Sale price: \$ 900,000 Annual taxes: Not available

BUILDING DESCRIPTION

Floors: 3 Year completed: 1950

Stud height: 12.0 Feet

Freight elevators: 1 Parking spaces: 75

Loading docks: 1 Tailboard

TRANSPORTATION

Public Transportation:

Bus #42: Forest Hills - Ruggles Station.

Rail transportation: None Sea transportation: None

Highway transportation:

Washington Street to Melnea Cass Blvd to I-93 N/S, Mass Pike.

COMMENTS

Industrial or light manufacturing space. Parking is a municipal lot in the back. Rent is \$10.00/SF for the building as it is.

Building space and land for sale or lease in Roxbury

Type: I

2430 Washington Street Roxbury, MA 02119 Zone M-1

FOR INFORMATION CONTACT

John Cremmen, Broker Peter Elliot & Co. 260 Franklin Street Boston, MA 02110 Phone: 439-9100

SIZE

Open space available: 64,711 Square feet

Parcel: 2.30 Acres

Building space available: 47,000 Square feet

Total building: 47,000 Square feet Building foot print: 37,000 Square

37,000 Square feet

SALE AND LEASE TERMS

Rent: Negotiable

Sale price: \$ 2,350,000 Annual taxes: Not available

BUILDING DESCRIPTION

Floors: 1 Year completed: 1918

Stud height: 12.0 - 18.0 Feet

Freight elevators: 1 Parking spaces: 10

Loading docks: 8 Tailboard

1 Drive In

Utilities: 4,000 amps, 208 volts

Features: Sprinkler; paved parking area with landscaping

TRANSPORTATION

Public Transportation:

Bus #42: Central Square - City Hospital; bus #8: Columbus Point -Dudley Station (Orange Line).

Rail transportation: None Sea transportation: None

Highway transportation:

Washington Street to Melrea Cass Blvd to I-93 N/S, Mass Pike.

COMMENTS

Approx 37,000 SF in first floor with 10,000 SF in the basement. Good off-street loading. Renovated in 1973.

Type: II

Building space for lease in Roxbury

20 West Howell Street
Roxbury, MA 02119 Zone I-2

FOR INFORMATION CONTACT

Elinor Banquer/Phyllis Weiner Southeast Trust 51 Saxon Road Westwood, MA 02090 Phone: 769-0959

SIZE

Building space available: 5,000 Square feet

Total building: 10,000 Square feet

Building foot print: 5,000 Square feet

LEASE TERMS

Rent: 8.50 /Square foot

Triple net

BUILDING DESCRIPTION

Year completed: 1960 Floors: 2

Stud height: 8.0 Feet

Freight elevators: None Parking spaces: 12

Loading docks: None

Utilities: Oil/hot air heat Features: Air conditioning

TRANSPORTATION

Public Transportation:

Andrew Square (Red Line), 3 blocks; bus #17: Fields Corner - Andrew Square (Red Line).

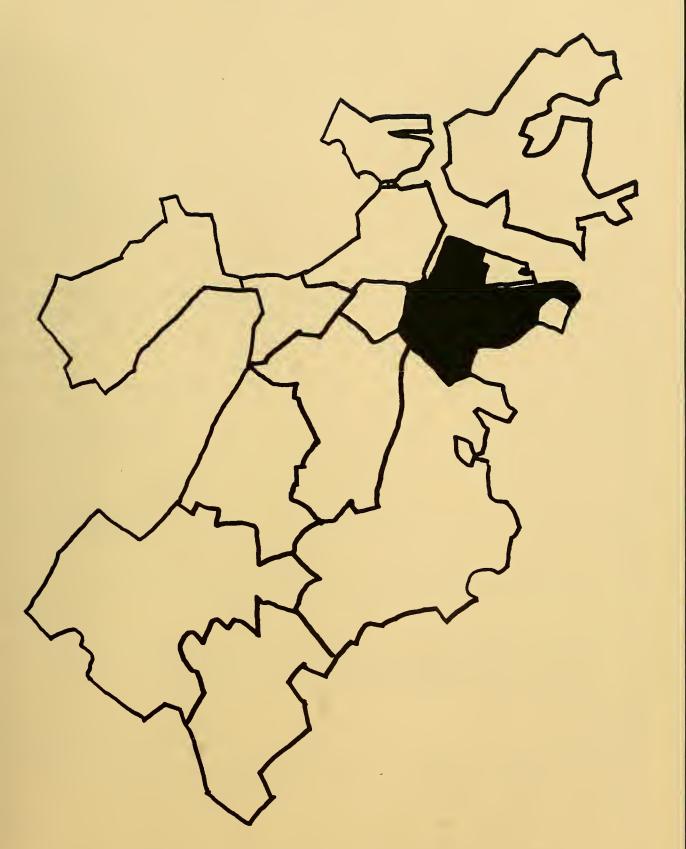
Rail transportation: None Sea transportation: None

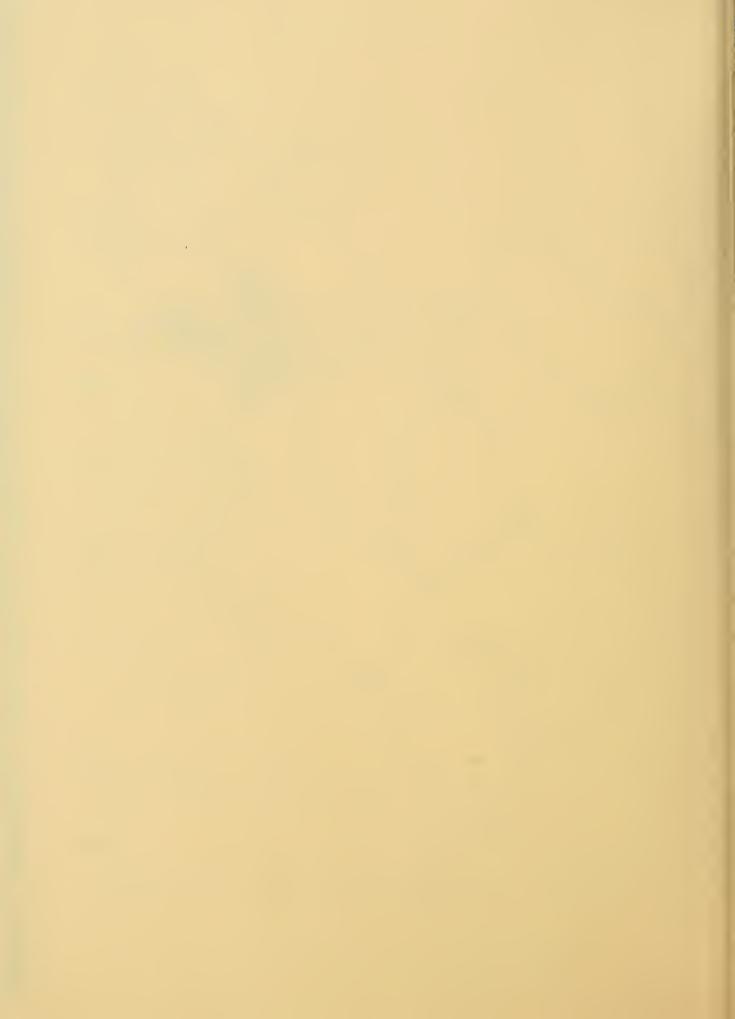
Highway transportation:

Boston Street to I-93 N/S, 1 block.

COMMENTS

5,000 SF located on the 2nd floor. Industrial area, most surrounding properties developed or sold by Southeast Trust.





Building space for lease in South Boston

Type: I

168 A Street

South Boston, MA 02210 Zone M-2

FOR INFORMATION CONTACT

Bob Moalli, Owner Representative A Street Realty Trust 293 A Street Boston, MA 02210 Phone: 482-5450

SIZE

Building space available: 5,000 Square feet

Total building: 35,000 Square feet Building foot print: 7,000 Square 7,000 Square feet

LEASE TERMS

Rent: 5.50 /Square foot

Triple net

BUILDING DESCRIPTION

Year completed: 1910 Floors: 4

Stud height: 12.0 Feet

Parking spaces: 10 Freight elevators: 1

Loading docks: None

Features: Air conditioning, one combination freight/passenger elevator. Renovations required: Completely renovated; new paneling, ceiling

TRANSPORTATION

Public Transportation:

South Station (Red Line), 2 blocks; bus #6: Haymarket to Army Base, 1 block; bus #7: South Station to City Point, 1 block.

Rail transportation: None Sea transportation: None

Highway transportation:

Melcher Street to Summer Street to Southeast Expressway, 4 blocks.

COMMENTS

Ideal for light manufacturing. Space available is on the fourth floor; some office space is available along with manufacturing space on that floor.

Building space for lease in South Boston

Type: I

169 A Street

South Boston, MA 02210 Zone M-4

FOR INFORMATION CONTACT

Bob Kenney, General Manager Boston Wharf Company 253 Summer Street Boston, MA 02210 Phone: 426-6034

SIZE

Building space available: 44,000 Square feet

Total building: 77,000 Square feet Building foot print: 11,000 Square 11,000 Square feet

LEASE TERMS

Rent: 4.50 /Square foot

Includes: Tax

BUILDING DESCRIPTION

Floors: 7 Year completed: 1918

Stud height: 11.0 Feet

Freight elevators: 2 Parking spaces: None

Loading docks: 2 Tailboard

Utilities: Oil/steam heat

TRANSPORTATION

Public Transportation:

Bus #6: Haymarket (Green Line) - Army Base; Bus #7: South Station (Red Line) - City Point; South Station (Red Line & Commuter Rail Lines).

Rail transportation: None Sea transportation: None

Highway transportation:

Melcher Street to Summer Street to I-93 N/S.

COMMENTS

Building space for lease in South Boston

Type: I

215 A Street

South Boston, MA 02210 Zone M-4

FOR INFORMATION CONTACT

Bob Kenney, General Manager Boston Wharf Company 253 Summer Street Boston, MA 02210 Phone: 426-6034

SIZE

Building space available: 10,900 Square feet

Total building: 72,684 Square feet Building foot print: 12,114 Square

12,114 Square feet

LEASE TERMS

Rent: 5.00 /Square foot Includes: Electricity

BUILDING DESCRIPTION

Year completed: 1922

Floors: 6

Stud height: 12.0 Feet

Freight elevators: 1

Parking spaces: None

Loading docks: 1

TRANSPORTATION

Public Transportation:

Bus #6: Haymarket (Green Line) - Army Base; bus #7: South Station (Red Line) - City Point; South Station (Red Line & Commuter Rail Lines).

Rail transportation:

None

Sea transportation:

None

Highway transportation:

A Street to Melcher Street to Summer Street to I-93 N/S.

COMMENTS

Building space for lease in South Boston Type: I

229 A Street South Boston, MA 02210 Zone M-4

FOR INFORMATION CONTACT

Bob Kenney, General Manager Boston Wharf Company 253 Summer Street Boston, MA 02210 Phone: 426-6034

SIZE

Building space available: 8,000 Square feet

Total building: 16,000 Square feet Building foot print: 4,000 Square 4,000 Square feet

LEASE TERMS

Rent: 4.00 /Square foot

Gross

BUILDING DESCRIPTION

Floors: 4 Year completed: 1903

Stud height: 12.0 Feet

Parking spaces: None Freight elevators: 1

Loading docks: 1

TRANSPORTATION

Public Transportation:

Rail transportation: None Sea transportation: None

Highway transportation:

COMMENTS

Building space for sale or lease in South Boston

Type: I

204 Boston Street South Boston, MA 02127 Zone I-2

FOR INFORMATION CONTACT

Dana Narlee, Broker Whittier Partners 155 Federal Street Boston, MA 02110 Phone: 482-6000

SIZE

Building space available: 11,000 Square feet
Minimum Space Available: 7,400 Square feet
Total building: 11,000 Square feet
Building foot print: 5,500 Square feet

SALE AND LEASE TERMS

Rent: 7.00 /Square foot

Gross

Sale price: \$ 350,000 Annual taxes: Not available

BUILDING DESCRIPTION

Year completed: 1960 Floors: 2

Stud height: 7.0 - 14.0 Feet

Freight elevators: 1 Parking spaces: 20

Loading docks: None

Features: Wood floors; brick and beam construction;

TRANSPORTATION

Public Transportation:

Bus #16: Forest Hills - Andrew or U.Mass; bus #10: City Point - Copley Square via Back Bay.

Rail transportation: None Sea transportation: None

Highway transportation:

Boston Street to Southampton Street to I-93 N/S.

COMMENTS

3700 SF on the 1st floor to go with 3700 SF in the basement with lift accessibility. Open ended lease.

Building space for lease in South Boston

Type: II

Trafalgar Square 393-401 C Street South Boston, MA 02210 Zone I-2

FOR INFORMATION CONTACT

Jeff Becker, Broker Niles Company 303 Congress Street Boston, MA 02111 Phone: 439-0330

SIZE

Building space available: 50,000 Square feet
Minimum Space Available: 800 Square feet
Total building: 276,000 Square feet
Building foot print: 180,000 Square feet

LEASE TERMS

Rent: 8.00 - 10.00 /Square foot Includes: Tax

BUILDING DESCRIPTION

Year completed: 1925 Floors: 2

Stud height: 12.0 - 15.0 Feet Freight elevators: None

Loading docks: 6 Tailboard

Parking spaces: None

Utilities: Oil fuel, electricity - 9300 amp available Features: Strip fluorescent lighting; fully sprinkled

TRANSPORTATION

Public Transportation:
Bus #7: South Station (Red Line) - City Point, 1 block.

Rail transportation: Active Conrail in rear Sea transportation: None

Highway transportation:

Summer Street to I-93 N/S, 1/2 mile.

COMMENTS

Former Stop & Shop warehouse. Space is primarily for office/showroom.

Building space for lease in South Boston

Type: I

DiMare Brothers Building 493 C Street

South Boston, MA 02210 Zone I-2

FOR INFORMATION CONTACT

Charles Doland
DiMare New England Farms
84 New England Produce Center
Chelsea, MA 02150
Phone: 889-3800

SIZE

Building space available: 50,000 Square feet Minimum Space Available: 5,500 Square feet

Total building: 106,400 Square feet Building foot print: 13,300 Square feet

LEASE TERMS

Rent: 4.00 /Square foot

Includes: Increase over base year

BUILDING DESCRIPTION

Year completed: 1900 Floors: 8

Stud height: 12.0 Feet

Freight elevators: 4 Parking spaces: 30

Loading docks: 1 Tailboard

Utilities: Water, sewer, gas, electric

Features: Sprinklered; air conditioning on floors 5, 7, & 8

TRANSPORTATION

Public Transportation:

South Station (Red Line & Commuter Rail Lines), 2 blocks; bus #6: Haymarket (Green Line) - Army Base, 1 block; bus #7: South Station (Red Line & Commuter Rail Lines) - City Point, 1 block.

Rail transportation: None Sea transportation: None

Highway transportation:

C Street to Summer Street to I-93 N/S, 1/2 mile.

COMMENTS

Refrigeration space is available on 1st/2nd floor. Ideal for warehouse space.

Building space for lease in South Boston

Type: II

DiMare Brothers Bldg 493 C Street (B)

South Boston, MA 02210 Zone I-2

FOR INFORMATION CONTACT

Charles Doland DiMare New England Farms 84 New England Produce Center Chelsea, MA 02150 Phone: 889-3800

SIZE

Building space available: 13,500 Square feet

Total building: 13,500 Square feet Building foot print: 13,500 Square 13,500 Square feet

LEASE TERMS

Rent: 7.00 /Square foot

Gross

BUILDING DESCRIPTION

Year completed: 1900 Floors: 1

Stud height: 14.0 - 16.0 Feet

Freight elevators: None Parking spaces: 30

Loading docks: 2 Tailboard

TRANSPORTATION

Public Transportation:

South Station (Red Line and Commuter Rail), 2 blocks; bus #6: Haymarket (Green Line) - Army Base, 1 block; bus #7: South Station -City Point, 1 block.

Rail transportation: None Sea transportation: None

Highway transportation:

C Street to Summer Street to I-93 N/S, 1/2 mile.

COMMENTS

Part of a larger building on same location, but is being marketed separatedly.

Building space for lease in South Boston

Type: I

348 Congress Street South Boston, MA 02210 Zone M-4

FOR INFORMATION CONTACT

Bob Kenney, General Manager Boston Wharf Company 253 Summer Street Boston, MA 02210 Phone: 426-6034

SIZE

7,500 Square feet Building space available:

Total building: 45,000 Square feet

Building foot print: 7,500 Square feet

LEASE TERMS

Rent: 3.50 - 6.00 /Square foot

Gross

BUILDING DESCRIPTION

Year completed: 1911 Floors: 6

Stud height: 13.0 Feet

Parking spaces: None Freight elevators: 2

Loading docks: 1

TRANSPORTATION

Public Transportation:

Bus #6: Haymarket (Green Line)- Army Base; Bus #7: South Station (Red Line) - City Point; South Station (Red Line and Commuter Rail Line).

Rail transportation: None Sea transportation: None

Highway transportation:

Congress Street to Dorchester Avenue to Summer Street to I-93 N/S.

Building space for sale or lease in South Boston

Type: I

353 - 359 Congress Street
South Boston, MA 02210 Zone M-4

FOR INFORMATION CONTACT

Rick Falcione, Broker FALCO Realty Inc. 129 Spring street Watertown, MA 02172 Phone: 926-3000

SIZE

Building space available: 9,000 Square feet
Minimum Space Available: 3,000 Square feet
Total building: 30,000 Square feet
Building foot print: 6,000 Square feet

SALE AND LEASE TERMS

Rent: 5.00 /Square foot Triple net

Sale price: \$ 3,250,000 Annual taxes: Not available

BUILDING DESCRIPTION

Year completed: Floors: 5

Stud height: 12.0 - 14.0 Feet

Freight elevators: 1 Parking spaces: None

Loading docks: None

Features: Fully sprinklered

TRANSPORTATION

Public Transportation:

Bus #6: Haymarket (Green Line) - Army Base; bus #7: South Station (Red Line) - City Point; South Station (Red Line & Commuter Rail).

Rail transportation: None Sea transportation: None Highway transportation:

Congress Street to Dorchester Avenue to Summer Street to I-93 N/S.

COMMENTS

Also includes a basement. Space is available on the 2nd and 4th floor. Owner prefers to sell.

Building space for lease in South Boston

Type: I

354 Congress Street

South Boston, MA 02210 Zone M-4

FOR INFORMATION CONTACT

Bob Kenney, General Manager Boston Wharf Company 253 Summer Street Boston, MA 02210 Phone: 426-6034

SIZE

Building space available: 22,278 Square feet

Total building: 44,556 Square feet Building foot print: 7,250 Square

7,250 Square feet

LEASE TERMS

Rent: 3.50 - 6.00 /Square foot

Gross

BUILDING DESCRIPTION

Floors: 6 Year completed: 1907

Stud height: 13.0 Feet

Freight elevators: 1 Parking spaces: None

Loading docks: 1

TRANSPORTATION

Public Transportation:

Bus #6: Haymarket (Green Line)- Army Base; Bus #7: South Station (Red

Line) - City Point; South Station (Red Line and Commuter Rail).

Rail transportation: None Sea transportation: None

Highway transportation:

Congress Street to Dorchester Avenue to Summer Street to I-93 N/S.

Building space for lease in South Boston Type: I

369 Congress Street South Boston, MA 02210 Zone M-4

FOR INFORMATION CONTACT

Issac Beck, Owner Channel Trust P.O Box 92 Newton, MA 02164 Phone: 332-1250

SIZE

Building space available: 21,000 Square feet

Total building: 56,000 Square feet Building foot print: 7,000 Square 7,000 Square feet

LEASE TERMS

Rent: 5.00 - 3.00 /Square foot Triple net

BUILDING DESCRIPTION

Year completed: 1919 Floors: 8

Stud height: 14.0 Feet

Freight elevators: 1 Parking spaces: None

Loading docks: 1

TRANSPORTATION

Public Transportation:

Bus #6: Haymarket (Green Line) - Army Base, 1 block; Bus #7: South Station (Red Line) - City Point, 1 block; South Station (Red Line & Commuter Rail Lines), 3 blocks.

Rail transportation: None Sea transportation: None

Highway transportation:

Congress Street to Dorchester Avenue to Summer Street to I-93 N/S, 1/2 mile.

COMMENTS

The bottom floors of this building are leased for industrial uses at \$3.00 - \$3.50/SF.

Building space for lease in South Boston

Type: III

381 Congress Street

South Boston, MA 02210 Zone M-4

FOR INFORMATION CONTACT

Bob Kenney, General Manager Boston Wharf Company 253 Summer Street Boston, MA 02210 Phone: 426-6034

SIZE

Building space available: 17,200 Square feet

Total building: 43,000 Square feet

Building foot print: 8,600 Square feet

LEASE TERMS

Rent: 4.50 /Square foot

Gross

BUILDING DESCRIPTION

Year completed: 1907 Floors: 5

Stud height: 13.0 Feet

Freight elevators: 1 Parking spaces: None

Loading docks: 2

TRANSPORTATION

Public Transportation:

Bus #6: Haymarket (Green Line) - Army Base, 1 block; bus #7: South Station (Red Line) - City Point, 1 block; South Station (Red Line & Commuter Rail Lines), 3 blocks.

Rail transportation: None Sea transportation: None

Highway transportation:

Congress Street to Dorchester Avenue to Summer Street to I-93 N/S, 1/3 mile.

COMMENTS

Industrial area adjacent to downtown Boston. Short term lease only - 3 years.

Building space and land for sale or lease in South Boston

Type: I

Beacon Electric Building 437 D Street South Boston, MA 02127 Zone -

FOR INFORMATION CONTACT

John Cremmen, Assistant Vice President Peter Elliot & Co. 260 Franklin Street Boston, MA 02110 Phone: 439-9100

SIZE

Open space available: 15,600 Square feet

Building space available: 100,000 Square feet Minimum Space Available: 24,000 Square feet

Total building: 100,000 Square feet Building foot print: 12,000 Square

12,000 Square feet

SALE AND LEASE TERMS

Rent: 2.95 /Square foot

Includes: Tax

Annual taxes: Not available Sale price: \$ 2,950,000

BUILDING DESCRIPTION

Year completed: 1925 Floors: 7

Stud height: 13.0 - 16.0 Feet

Parking spaces: 12 Freight elevators: 2

Loading docks: 3

Features: Concrete construction and exterior

TRANSPORTATION

Public Transportation:

Rail transportation: Sea transportation: Highway transportation:

COMMENTS

30 potential pkg. spaces in basement, ideal for mfg, warehouse. 3-10 year lease terms. Minimum subdividable is two floors.

Building space for lease in South Boston

Type: I

28 Damrell Street

South Boston, MA 02127 Zone M-1

FOR INFORMATION CONTACT

Joe Goldman

28 Damrell Street Boston, MA 02127 Phone: 269-8020

SIZE

Building space available: 20,000 Square feet Minimum Space Available: 1,500 Square feet

Total building: 100,000 Square feet
Building foot print: 34,000 Square feet

LEASE TERMS

Rent: 4.00 - 6.00 /Square foot

Gross

BUILDING DESCRIPTION

Year completed: 1925 Floors: 3

Stud height: 12.0 - 25.0 Feet

Freight elevators: 1 Parking spaces: 120

Loading docks: 2 Tailboard

Utilities: Oil fired steam heat

Removations required: Depends on tenant use

TRANSPORTATION

Public Transportation:

Andrew station (Red Line), 3 1/2 blocks; bus #8: UMass/Columbia Point - Northampton Station (Orange Line) via Columbia Station (Red Line) or via Andrew Square Station (Red Line).

Rail transportation: None Sea transportation: None

Highway transportation:

Damrell street to Dorchester Ave. to Beverly steet to I-93 (1 1/4 miles).

COMMENTS

Also includes a basement. 10,000 SF on 1st floor at \$5-\$6/SF and 10,000 on the 2nd floor. Rent is negotiable.

Building space for sale or lease in South Boston

Type: I

365 Dorchester Avenue South Boston, MA 02210 Zone I-2

FOR INFORMATION CONTACT

Economy Glass

Dana Narlee Whittier Partners 155 Federal Street Boston, MA 02110 Phone: 482-6000

SIZE

Building space available: Minimum Space Available:

68,000 Square feet 5,000 Square feet

Building foot print:

Total building: 68,000 Square feet

68,000 Square feet

SALE AND LEASE TERMS

Rent: 4.50 /Square foot

Triple net

Sale price: \$ 2,850,000

Annual taxes: Not available

BUILDING DESCRIPTION

Year completed: 1925

Floors: 1

Stud height: 12.0 - 32.0 Feet

Freight elevators: None

Loading docks: 6 Drive-in

Parking spaces: None

1 Tailboard

Utilities: Ample electricity

Features: Two five-ton cranes, heavy floor load

TRANSPORTATION

Public Transportation:

Rail transportation:

Rail adjacent

Sea transportation:

None

Highway transportation:

COMMENTS

Lease terms: 3-5 years or more.

Building space for lease in South Boston Type: I

369 Dorchester Avenue

South Boston, MA 02210 Zone I-2

FOR INFORMATION CONTACT

Abraham K. Wang, Owner Patriot Associates P. O. Box 62 Newtonville, MA 02160

Phone: 268-0383

SIZE

Building space available: 23,000 Square feet

Total building: 70,000 Square feet Building foot print: 70,000 Square 70,000 Square feet

LEASE TERMS

Rent: 4.50 /Square foot

Triple net

BUILDING DESCRIPTION

Year completed: 1920 Floors: 1

Stud height: 25.0 Feet

Freight elevators: None Parking spaces: 30

Loading docks: 1 Tailboard

TRANSPORTATION

Public Transportation:

Broadway station (Red Line) - 4 blocks.

Rail transportation: Yes Sea transportation: None

Highway transportation:

Dorchester Avenue to Berkeley Street or Broadway Bridge to I-93 N/S,

5 blocks.

COMMENTS

Previously for warehouse and distribution. Owner would like to attract high tech manufacturing, R & D uses. Part of a two building complex (other being 383 Dorchester Ave.).

Building space and land for sale or lease in South Boston

Type: I

380 Dorchester Avenue South Boston, MA 02210 Zone M-2

FOR INFORMATION CONTACT

Dave Pococha, Broker Pococha Group 4A Street Burlington, MA 01803 Phone: 272-4040

SIZE

Open space available: 24,000 Square feet

Parcel: 1.20 Acres

Building space available: 28,000 Square feet

Total building: 28,000 Square feet

Building foot print: 22,000 Square feet

SALE AND LEASE TERMS

Rent: 5.50 - 6.50 /Square foot

Triple net

Sale price: \$ 1,500,000 Annual taxes: Not available

BUILDING DESCRIPTION

Year completed: Floors: 2

Stud height: 12.0 - 18.0 Feet

Freight elevators: 1 Parking spaces: 50

Loading docks: 6 Drive-in

Features: Concrete & brick construction;

TRANSPORTATION

Public Transportation:

Broadway Station (MBTA Red Line).

Rail transportation: Yes Sea transportation: None

Highway transportation:

Dorchester Avenue to Berkeley Street or Broadway Bridge to I-93 N/S.

COMMENTS

Two units on site but space is contiguous between buildings. Two-story section with 12' stud and one-story section with 3 metal buildings having 12', 14', 20' stud heights. Industrial space.

Type: II

Building space for sale or lease in South Boston

388 East Eighth Street

South Boston, MA 02127 Zone H-1

FOR INFORMATION CONTACT

Edward F. Smith, Owner

932 Dorchester Avenue Boston, MA 02125 Phone: 436-8829

SIZE

Building space available: 15,600 Square feet Minimum Space Available: 3,000 Square feet

Total building: 15,600 Square feet
Building foot print: 5,200 Square feet

SALE AND LEASE TERMS

Rent: 7.00 - 8.00 /Square foot

Triple net

Sale price: \$ 900,000 Annual taxes: Not available

BUILDING DESCRIPTION

Year completed: 1984 Floors: 3

Stud height: 10.0 - 15.0 Feet

Freight elevators: None Parking spaces: None

Loading docks: 1 Drive-in

Utilities: Power: single and 3 phase, gas heat

Features: New HVAC system

Renovations required: Complete remodeling fininshed 4/90.

TRANSPORTATION

Public Transportation:

MBTA Broadway Station (Red Line), 1/4 mile.

Rail transportation: None Sea transportation: None

Highway transportation:

East Eighth Street to Dorchester Street to Broadway to I-93, 1/2 mile.

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COMMENTS

Space available - 1st floor: 6,000 SF; 2nd floor: 6,000 SF; 3rd floor: 3,000 SF. Ideal for R&D/office and light manufacturing uses.

Building space for sale or lease in South Boston

Type: I

510 East Second Street South Boston, MA 02210 Zone M-2

FOR INFORMATION CONTACT

John Cremmen, Broker Peter Elliot & Co. 260 Franklin Street Boston, MA 02210 Phone: 439-9100

SIZE

Building space available: 25,510 Square feet

Total building: 25,510 Square feet Building foot print: 21,010 Square

21,010 Square feet

SALE AND LEASE TERMS

Rent: 6.00 /Square foot

Triple net

Annual taxes: Not available Sale price: \$ 1,590,000

BUILDING DESCRIPTION

Year completed: 1966 Floors: 2

Stud height: 9.0 - 24.0 Feet

Freight elevators: None Parking spaces: 13

Loading docks: 3 Tailboard

Utilities: 400 amps;

Features: Concrete floor; brick/concrete exterior

TRANSPORTATION

Public Transportation:

Bus #7: City Point - South Station (Red Line); bus #9: City Point -Andrew Square (Red Line).

Rail transportation: None Sea transportation: None

Highway transportation:

1st Street to Summer Street to I-93 N/S.

COMMENTS

Units: 1st floor with 21,010 SF and 2nd floor with 4,500 SF. 15,961 SF of warehouse with 24'5'' stud.

Type: I

Building space for lease in South Boston

Distillery Building
516 East Second Street

South Boston, MA 02127 Zone M-2

FOR INFORMATION CONTACT

Fred Gordon City Development Corp. 516 East Second Street South Boston, MA 02127 Phone: 269-8430

SIZE

Building space available: 6,000 Square feet Minimum Space Available: 630 Square feet

Total building: 110,000 Square feet
Building foot print: 18,000 Square feet

LEASE TERMS

Rent: 4.00 - 6.00 /Square foot

Gross

BUILDING DESCRIPTION

Year completed: 1985 Floors: 6

Stud height: 8.0 - 20.0 Feet

Freight elevators: 2 Parking spaces: 50

Loading docks: 2 Tailboard

Utilities: Steam heat by # 6 oil

TRANSPORTATION

Public Transportation:

Bus #7: City Point - South Station (Red Line), 1 block; bus #9: City Point - Andrew Square (Red Line), 3 blocks.

Rail transportation: None Sea transportation: None

Highway transportation:

First Street to Summer Street to I-93 N/S, 1 mile.

COMMENTS

Converted distillery with unique features. General upgrade. Light manufacturing, warehousing, office, artist space.

Land for lease in South Boston

Type:

King Terminal Site Elkins Street South Boston, MA 02210 Zone W-2

FOR INFORMATION CONTACT

David Corkery, Brokers Codman Company One Financial Center Boston, MA 02111 Phone: 348-3800

SIZE

Open space available: 191,520 Square feet Parcel: 4.50 Acres

LEASE TERMS

Rent: Negotiable

TRANSPORTATION

Public Transportation:
Bus #7: City Point - South Station (Red Line).

Rail transportation: None
Sea transportation: None
Highway transportation:
Summer Street to I-93 N/S, 1 mile.

Building space for lease in South Boston

Type: I

11 Elkins Street

South Boston, MA 02210 Zone W-2

FOR INFORMATION CONTACT

David Corkery, Broker Codman Company One Financial Center Boston, MA 02111 Phone: 348-3800

SIZE

Building space available: 4,000 Square feet
Minimum Space Available: 6,000 Square feet 4,000 Square feet

Total building: 60,000 Square feet Building foot print: 10,000 Square

10,000 Square feet

LEASE TERMS

Rent: 4.00 /Square foot

Triple net

BUILDING DESCRIPTION

Year completed: 1915 Floors: 5

Freight elevators: 2 Parking spaces: None

Loading docks: 2

TRANSPORTATION

Public Transportation:

Bus #7: City Point - South Station (Red Line); bus #9: City Point -Copley Station (Green Line).

Rail transportation: None Sea transportation: None

Highway transportation:

Elkins Street to Summer Street to I-93 N/S, 1 mile.

COMMENTS

Space is located on the first floor.

Building space for lease in South Boston

Type: I

King Terminal Site 15 Elkins Street South Boston, MA 02210 Zone W-2

FOR INFORMATION CONTACT

David Corkery, Brokers Codman Company One Financial Center Boston, MÁ 02111 Phone: 348-3800

SIZE

Building space available: 21,000 Square feet
Minimum Space Available: 7,200 Square feet
Total building: 36,000 Square feet
Building foot print: 7,200 Square feet

LEASE TERMS

Rent: 4.00 /Square foot Triple net

BUILDING DESCRIPTION

Year completed: Floors: 5
Freight elevators: 1 Parking spaces: None
Loading docks: 2 Tailboard

TRANSPORTATION

Public Transportation:

Bus #7: City Point - South Station (Red Line).

Rail transportation: None
Sea transportation: None
Highway transportation:
Summer Street to I-93 N/S, 1 mile.

COMMENTS

Lease term is five years plus options.

Building space for sale or lease in South Boston

Type: II

207 F Street

South Boston, MA 02127 Zone M-2

FOR INFORMATION CONTACT

Arnold Feinerman Admiral Construction Corp. 381 Congress Street Boston, MA 02210 Phone: 357-9700

SIZE

Building space available: 3,750 Square feet

Total building: 15,000 Square feet

Building foot print: 7,500 Square feet

SALE AND LEASE TERMS

Rent: 7.00 - 9.00 /Square foot

Triple net

Sale price: \$ 1,500,000 Annual taxes: Not available

BUILDING DESCRIPTION

Year completed: 1987 Floors: 2

Stud height: 15.0 - 30.0 Feet

Freight elevators: None Parking spaces: 15

Loading docks: 4 Drive-in

Utilities: Heat: gas fired; 800 amp service

Features: Security system; 10' security gate around building

TRANSPORTATION

Public Transportation:

Bus #7: South Station (Red Line) - City Point, 2 blocks.

Rail transportation: None Sea transportation: None

Highway transportation:

F Street to Broadway to I-93, 1/2 mile.

COMMENTS

Ideal for light manufacturing or R & D use. Available space located on first floor.

Building space for lease in South Boston

Type: I

Boston Freight Terminal 31 Fargo Street South Boston, MA 02210 Zone M-4

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FOR INFORMATION CONTACT

Neil Fitzpatrick, Owner Representative Boston Freight Terminal 31 Fargo Street South Boston, MA 02210 Phone: 482-6222

SIZE

Building space available: 20,000 Square feet
Total building: 70,000 Square feet
Building foot print: 70,000 Square feet

LEASE TERMS

Rent: 4.00 - 7.00 /Square foot Triple net

BUILDING DESCRIPTION

Year completed: 1930 Floors: 1

Freight elevators: None Parking spaces: None

Loading docks: 2 Tailboard

Features: 20 foot wide loading dock doors

TRANSPORTATION

Public Transportation:

Bus #6: Haymarket to Army Base; bus #7: South Station to City Point; South Station (Red Line), 1/2 mile.

Rail transportation: Yes Sea transportation: None Highway transportation:

Fargo Street to C Street to Summer Street to SE Expressway, 1 mile.

COMMENTS

Space will be customized to suit tenant needs. There is a security system and full lighting.

Type: I

Building space for sale or lease in South Boston

Hub Floral Building 53 Fargo Street

South Boston, MA 02210 Zone I-2

FOR INFORMATION CONTACT

Rick Falcione FALCO Realty Inc. 129 Spring Street Watertown, MA 02172 Phone: 926-3000

SIZE

145,024 Square feet 9,000 Square feet Building space available: Minimum Space Available:

Total building: 145,024 Square feet Building foot print: 18,128 Square

18,128 Square feet

SALE AND LEASE TERMS

Rent: 6.00 /Square foot

Triple net

Sale price: \$ 4,000,000 Annual taxes: Not available

BUILDING DESCRIPTION

Year completed: 1938 Floors: 8

Freight elevators: 3 Parking spaces: 14

Loading docks: None

Utilities: Steam/oil heating; two boilers Features: Concrete floors; wet sprinklers

TRANSPORTATION

Public Transportation:

Bus #6: Haymarket to Army Base; Bus #7: South Station to City Point;

South Station Red Line).

Rail transportation: YPS Sea transportation: None

Highway transportation:

Fargo Street to C Street to Summer Street to SF Expressway.

COMMENTS

Ideal for light manufacturing and warehouse.

Building space for lease in South Boston Type: II

Farnsworth Street South Boston, MA 02210 Zone M-4

FOR INFORMATION CONTACT

Bob Kenney, General Manager Boston Wharf Company 253 Summer Street Boston 02210 Phone: 426-6034

SIZE

Building space available: 19,530 Square feet

Total building: 64,380 Square feet Building foot print: 10,730 Square 10,730 Square feet

LEASE TERMS

Rent: 10.00 /Square foot

Gross

BUILDING DESCRIPTION

Year completed: 1918 Floors: 6

Stud height: 12.0 - 13.0 Feet

Freight elevators: 1 Parking spaces: 13

Loading docks: 1 Tailboard

TRANSPORTATION

Public Transportation:

South Station (Red Line); Bus #6: Haymarket (Green Line) - Army Base; bus #7: South Station (Red Line) - City Point.

Rail transportation: None Sea transportation: None

Highway transportation:

Farnsworth Street to Congress Street to Dorchester Avenue to Summer

Street to I-93 N/S.

Building space for lease in South Boston

Type: III

33 - 39 Farnsworth Street South Boston, MA 02210 Zone M-4

FOR INFORMATION CONTACT

Bob Kenney, General Manager Boston Wharf Company 253 Summer Street Boston, MA 02210 Phone: 426-6034

SIZE

Building space available: 20,000 Square feet
Total building: 50,000 Square feet
Building foot print: 10,000 Square feet

LEASE TERMS

Rent: 4.00 /Square foot Gross

BUILDING DESCRIPTION

Year completed: 1909 Floors: 5

Stud height: 14.0 Feet
Freight elevators: 1 Parking spaces: None
Loading docks: 1

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TRANSPORTATION

Public Transportation:

South Station (Red Line), 4 blocks; bus #6: Haymarket (Green Line) - Army Base, 1 block; bus #7: South Station (Red Line) - City Point, 1 block.

Rail transportation: None Sea transportation: None

Highway transportation:

Farnsworth Street to Congress Street to Dorchester Avenue to Summer Street to $I-93\ N/S$, $1/2\ mile$.

COMMENTS

Space available is on 1st, 2nd, 4th & 5th floors. Short term lease only.

Building space for lease in South Boston

Type: III

34 Farnsworth Street South Boston, MA 02210 Zone M-4

FOR INFORMATION CONTACT

Bob Kenney, General Manager Boston Wharf Company 253 Summer Street Boston, MA 02210 Phone: 426-6034

SIZE

Building space available: 2,000 Square feet

Total building: 25,000 Square feet
Building foot print: 5,000 Square 5,000 Square feet

LEASE TERMS

Rent: 4.50 /Square foot Gross

BUILDING DESCRIPTION

Year completed: 1909 Floors: 5

Freight elevators: 1 Parking spaces: None

Loading docks: 2

TRANSPORTATION

Public Transportation:

Bus #6: Haymarket (Green Line) - Army Base; bus #7: South Station (Red Line) - City Point; South Station (Red Line and Commuter Rail Lines), 5 blocks.

Rail transportation: None Sea transportation: None

Highway transportation:

Farnsworth Street to Congress Street to Dorchester Avenue to Summer Street to I-93 N/S, 1/2 mile.

COMMENTS

Short term lease only.

Building space for lease in South Boston

Type: III

Farnsworth Street South Boston, MA 02210 Zone M-4

FOR INFORMATION CONTACT

Bob Kenney, General Manager Boston Wharf Company 253 Summer Street Boston, MA 02210 Phone: 426-6034

SIZE

Building space available: 40,000 Square feet

Total building: 48,000 Square feet
Building foot print: 8.110 Square

Building foot print: 8,110 Square feet

LEASE TERMS

Rent: 3.00 /Square foot

Gross

BUILDING DESCRIPTION

Year completed: 1908 Floors: 6

Freight elevators: None Parking spaces: None

Loading docks: None

Renovations required: Needs renovation

TRANSPORTATION

Public Transportation:

Bus #6: Haymarket (Green Line) - Army Base; bus #7: South Station (Red Line) - City Point; South Station (Red Line and Commuter Rail Lines), 5 blocks.

Rail transportation: None Sea transportation: None

Highway transportation:

Farnsworth Street to Congress Street to Dorchester Avenue to Summer Street to I-93 N/S, 1/2 mile.

COMMENTS

Short term lease only.

Building space for lease in South Boston

Type: III

Court Square Press Building 14 - 16 Greenbaum Street South Boston, MA 02210 Zone M-2

FOR INFORMATION CONTACT

Duncan Gratton, Broker Codman Associates 1 Financial Center Boston, MÅ 02110 Phone: 348-3800

SIZE

Building space available: 54,000 Square feet Minimum Space Available: 8,000 Square feet Total building: 225,000 Square feet Building foot print: 37,500 Square feet

LEASE TERMS

Rent: 4.00 /Square foot Includes: Tax

BUILDING DESCRIPTION

Year completed: 1925 Floors: 6

Stud height: 11.0 - 12.0 Feet

Freight elevators: 3 Parking spaces: 25

Loading docks: 3 Tailboard

Utilities: Oil heat

Renovations required: Depending on use

TRANSPORTATION

Public Transportation:

Adjacent to Broadway Station (Red Line); bus #11: Bayview - Essex and Washington Street via Broadway Station; bus #9: City Point - Copley Station (Green Line) via Broadway Station.

Rail transportation: None Sea transportation: None

Highway transportation:

Foundry Street to Broadway to I-93 N/S, 1/2 mile.

COMMENTS

Warehouse/light manufacturing space. Short term lease only - 3 years. 27,000 SF/floor; space available on 5th and 6th floors.

Land for sale or lease in South Boston

Type:

K Street
South Boston, MA 02210 Zone W-2

FOR INFORMATION CONTACT

David Corkery, Broker Codman Company One Financial Center Boston, MA 02111 Phone: 348-3800

SIZE

Open space available: 10,500 Square feet Parcel: 0.25 Acres

SALE AND LEASE TERMS

Rent: Negotiable

Sale price: \$ Not available Annual taxes: Not available

TRANSPORTATION

Public Transportation:

Bus #7: City Point - South Station (Red Line).

Rail transportation: None Sea transportation: None Highway transportation:

Summer Street to I-93 N/S.

COMMENTS

Existing building on site will be removed and owners will consider development of site. This land is the parcel on which 60 K Street is located.

Building space for lease in South Boston Type: I

60 K Street South Boston, MA 02210 Zone W-2

FOR INFORMATION CONTACT

David Corkery, Brokers Codman Company One Financial Center Boston, MA 02111 Phone: 348-3800

SIZE

Building space available: 13,000 Square feet
Minimum Space Available: 5,000 Square feet
Total building: 40.000 Square feet

Total building: 40,000 Square feet
Building foot print: 10,000 Square feet

LEASE TERMS

Rent: 5.00 /Square foot Triple net

BUILDING DESCRIPTION

Year completed: 1920 Floors: 4

Freight elevators: 1 Parking spaces: None

Loading docks: None

TRANSPORTATION

Public Transportation:

Bus #7: City Point - South Station (Red Line), 1 block.

Rail transportation: None Sea transportation: None

Highway transportation:

Summer Street to I-93 N/S, 1 1/2 miles.

COMMENTS

This property is currently being renovated. Owner anticipates the space for office use and for distribution use. Space available: 7,554 SF - 3rd floor; 5,000 SF - 4th floor. Piece of land attached.

Building space for lease in South Boston

Type: I

19 - 27 Melcher Street
South Boston, MA 02210 Zone M-4

FOR INFORMATION CONTACT

Bob Kenney, General Manager Boston Wharf Company 253 Summer Street Boston, MA 02210 Phone: 426-6034

SIZE

Building space available: 37,257 Square feet Total building: 54,857 Square feet

Building foot print: 8,800 Square feet

LEASE TERMS

Rent: 4.25 /Square foot

Gross

BUILDING DESCRIPTION

Year completed: 1901 Floors: 6

Stud height: 13.0 Feet

Freight elevators: 1 Parking spaces: None

Loading docks: 1

TRANSPORTATION

Public Transportation:

South Station (Red Line & Commuter Rail Lines), 3 blocks; bus # 6: Army Base - Haymarket (Green Line), 1 block; bus #7: City Point - South Station (Red Line), 1 block.

Rail transportation: None Sea transportation: None

Highway transportation:

Melcher Street to Summer Street to I-93 N/S, 1/2 mile.

COMMENTS

Space available is on 3rd & 4th floors.

Building space for lease in South Boston

Type: I

29 Melcher Street South Boston, MA 02210 Zone M-4

FOR INFORMATION CONTACT

Bob Kenney, General Manager Boston Wharf Company 253 Summer Street Boston, MA 02210 Phone: 426-6034

SIZE

Building space available: 26,400 Square feet
Total building: 54,857 Square feet
Building foot print: 9,260 Square feet

LEASE TERMS

Rent: 4.25 /Square foot Gross

BUILDING DESCRIPTION

Year completed: 1901 Floors: 6

Stud height: 13.0 Feet Freight elevators: 2

reight elevators: 2 Parking spaces: None

Loading docks: 2

TRANSPORTATION

Public Transportation:

South Station (Red Line), 3 blocks; bus #6: Army Base - Haymarket (Green Line), 1 block; bus #7: City Point - South Station (Red Line), 1 block.

Rail transportation: None Sea transportation: None

Highway transportation:

Melcher Street to Summer Street to I-93 N/S, 1/2 mile.

Building space for lease in South Boston

Type: I

49 Melcher Street South Boston, MA 02210 Zone M-4

FOR INFORMATION CONTACT

Bob Kenney Boston Wharf Company 253 Summer Street Boston 02210 Phone: 426-6034

SIZE

Building space available: 7,100 Square feet

Total building: 42,800 Square feet
Building foot print: 7,100 Square feet

LEASE TERMS

Rent: 4.50 /Square foot

Gross

BUILDING DESCRIPTION

Year completed: 1910

Floors: 6

Stud height: 13.0 Feet

Freight elevators: 1

Loading docks: 1

Parking spaces: None

TRANSPORTATION

Public Transportation:

Rail transportation:

None

Sea transportation:

None

Highway transportation:

Building space for lease in South Boston Type: I

50 - 52 Midway Street South Boston, MA 02210 Zone M-2

FOR INFORMATION CONTACT

Bob Kenney, General Manager Boston Wharf Company 253 Summer Street Boston, MA 02210 Phone: 426-6034

SIZE

Building space available: 15,000 Square feet

Total building: 52,500 Square feet Building foot print: 7,500 Square 7,500 Square feet

LEASE TERMS

Rent: 4.00 /Square foot

Gross

BUILDING DESCRIPTION

Year completed: 1913 Floors: 7

Stud height: 13.0 Feet

Freight elevators: 1 Parking spaces: None

Loading docks: 2

TRANSPORTATION

Public Transportation:

Bus #6: Haymarket (Green Line) - Army Base, 2 blocks; bus #7: South Station (Red Line) - City Point, 2 blocks; South Station (Red Line & Commuter Rail Lines), 4 blocks.

Rail transportation: None Sea transportation: None

Highway transportation:

Midway Street to Melcher Street to Summer Street to I-93 N/S, 1/2 mile.

COMMENTS

4th floor available. Industrial area, adjacent to downtown Boston.

Land for lease in South Boston

Type:

56 - 72 Midway Street South Boston, MA 02210 Zone M-4

FOR INFORMATION CONTACT

Bob Kenney, General Manager Boston Wharf Company 253 Summer Street Boston, MA 02210 Phone: 426-6034

SIZE

Open space available: 17,400 Square feet Parcel: 0.40 Acres

LEASE TERMS

Rent: Negotiable

TRANSPORTATION

Public Transportation:

Bus #6: Haymarket (Green Line) - Army Base; bus 37: South Station (Red Line) - City Point; South Station (Red Line & Commuter Rail Lines).

Rail transportation: None Sea transportation: None

Highway transportation:

Midway Street to Binford Street to A Street to Summer Street to I-93 N/S.

Land for lease in South Boston

Type:

72 Midway Street South Boston, MA 02210 Zone M-4

FOR INFORMATION CONTACT

Bob Kenney, General Manager Boston Wharf Company 253 Summer Street Boston, MA 02210 Phone: 426-6034

SIZE

Open space available: 9,000 Square feet

Parcel: 0.25 Acres

LEASE TERMS

Rent: Negotiable

TRANSPORTATION

Public Transportation:

Bus #6: Haymarket (Green Line) - Army Base, 4 blocks; bus #7: South Station (Red Line) - City Point, 4 blocks; South Station (Red Line & Commuter Rail Lines), 3/4 mile.

Rail transportation: None Sea transportation: None

Highway transportation:

Midway Street to Binford Street to A Street to Summer Street to I-93 N/S, 1 mile.

Building space for lease in South Boston

Type: I

76 Midway Street

South Boston, MA 02210 Zone M-4

FOR INFORMATION CONTACT

Bob Kenney, General Manager Boston Wharf Company 253 Summer Street Boston, MA 02210 Phone: 426-6034

SIZE

Building space available: 14,625 Square feet

Total building: 14,625 Square feet

Building foot print:

4,875 Square feet

LEASE TERMS

Rent: 3.50 /Square foot

Gross

BUILDING DESCRIPTION

Year completed: 1906

Floors: 3

Stud height: 13.0 Feet

Freight elevators: None

Parking spaces: None

Loading docks: 1

TRANSPORTATION

Public Transportation:

Bus #6: Haymarket (Green Line) - Army Base, 4 blocks; bus #7: South Station (Red Line) - City Point, 4 blocks; South Station (Red Line & Commuter Rail Lines), 3/4 mile.

Rail transportation:

None None

Sea transportation: Highway transportation:

Midway Street to Binford Street to A Street to Summer Street to I-93

N/S, 1 mile.

COMMENTS

Building space includes a basement.

Building space for lease in South Boston Type: III

5 Necco Court South Boston, MA 02210 Zone M-4

FOR INFORMATION CONTACT

Bob Kenney, General Manager Boston Wharf Company 253 Summer Street Boston, MA 02210 Phone: 426-6034

SIZE

Building space available: 34,750 Square feet
Total building: 52,800 Square feet
Building foot print: 8,800 Square feet

LEASE TERMS

Rent: 4.00 /Square foot Gross

BUILDING DESCRIPTION

Year completed: 1907 Floors: 6

Stud height: 13.0 Feet Freight elevators: None

Loading docks: 1

Utilities: Gas heat

Features: Heavy floor load

TRANSPORTATION

Public Transportation:

Bus #6: Haymarket (Green Line) - Army Base, 2 blocks; bus#7: City Point - South Station (Red Line & Commuter Rail Lines), 2 blocks.

Parking spaces: 7

Rail transportation: None Sea transportation: None Highway transportation:

Summer Street to I-93 N/S, 3 blocks.

COMMENTS

Being rehabilitated.

Building space for lease in South Boston Type: III

6 Necco Court South Boston, MA 02210 Zone M-4

FOR INFORMATION CONTACT

Bob Kenney, General Manager Boston Wharf Company 253 Summer Street Boston, MA 02210 Phone: 426-6034

SIZE

Building space available: 25,600 Square feet

Total building: 52,800 Square feet

Building foot print: 8,800 Square feet

LEASE TERMS

Rent: 3.00 /Square foot

Gross

BUILDING DESCRIPTION

Year completed: 1907 Floors: 6

Stud height: 13.0 Feet

Freight elevators: 1 Parking spaces: 7

Loading docks: 1

Features: Heavy floor load

TRANSPORTATION

Public Transportation:

Bus #6: Army Base - Haymarket (Green Line), 2 blocks; bus #7: City Point - South Station (Red Line & Commuter Rail Lines), 2 blocks.

Rail transportation: None Sea transportation: None

Highway transportation:

Summer Street to I-93 N/S, 3 blocks.

COMMENTS

Being rehabilitated.

Building space for lease in South Boston

Type: II

Boston Fish Pier 220 Northern Avenue South Boston, MA 02210 Zone W-2

FOR INFORMATION CONTACT

Ted Bourdon, Property Manager Massachusetts Port Authority 99 High Street Boston, MA 02110 Phone: 482-2930 Chris Gottfredson, Broker Hunneman Commercial Corp. 125 High Street Boston, MA 02111 Phone: 426-4260

SIZE

Building space available: 5,800 Square feet
Total building: 260,000 Square feet
Building foot print: 86,000 Square feet

LEASE TERMS

Rent: 14.00 /Square foot Gross

BUILDING DESCRIPTION

Year completed: 1986 Floors: 3

Stud height: 10.0 Feet Freight elevators: None Loading docks: 1 Drive-in

Parking spaces: 40

Utilities: Gas (natural), electricity, water, sewer Features: All new utilities; office space; newly renovated Renovations required: Main building 100% renovated

TRANSPORTATION

Public Transportation:
Bus #6: Army Base - South Station (Red Line).

Rail transportation: 1 block

Sea transportation: Docking facilities available

Highway transportation:

Northern Avenue to I-93 N/S, 3/4 mile.

COMMENTS

Rehabbed from warehouse space.

Building space for sale or lease in South Boston

Type: I

Brilliant Seafood Site 315 Northern Avenue South Boston, MA 02210

Zone W-2

FOR INFORMATION CONTACT

Rhonda Spector Massport Properties 10 Park Plaza Boston, MA 02116 Phone: 973-5376

SIZE

Building space available: 20,200 Square feet

Total building: 20,200 Square feet

Building foot print: 16,000 Square feet

SALE AND LEASE TERMS

Rent: 6.00 /Square foot

Triple net

Sale price: \$ 1,200,000 Annual taxes: Not available

BUILDING DESCRIPTION

Year completed: Floors: 3

Stud height: 15.0 Feet

Freight elevators: None Parking spaces: 25

Loading docks: 3 Overhead

Utilities: 1500 amp electric; natural gas;

Features: Steel frame; Concrete block; fully sprinklered;

TRANSPORTATION

Public Transportation:

Bus #6: Army Base - South Station (Red Line).

Rail transportation: Yes

Sea transportation: Possible

Highway transportation:

Northern Avenue to I-93 N/S.

COMMENTS

Food processing space; building has walk-in refrigerators and freezers, and two 30' nitrogen tanks plus 40,000 gallon cooking oil tank.

Building space for lease in South Boston

Type: I

212 Old Colony Avenue South Boston, MA 02210 Zone M-1

FOR INFORMATION CONTACT

Warren Brown Boston Commercial Properties 303 Congress Street Suite 600 Boston, MA 02210 Phone: 330-1070

SIZE

Building space available: 3,700 Square feet

3,700 Square feet Total building:

3,700 Square feet Building foot print:

LEASE TERMS

Rent: 6.00 /Square foot

Triple net

BUILDING DESCRIPTION

Year completed: Floors: 1

Stud height: 18.0 Feet

Freight elevators: None Parking spaces: None

Loading docks: 1 Drive-In

Features: Brick; concrete block and wood beam construction

TRANSPORTATION

Public Transportation:

Rail transportation: Sea transportation: Highway transportation:

COMMENTS

Warehouse space: 3200 SF; office space: 500 SF. High exposure- on a main street.

Building space for lease in South Boston Type: III

44 Pittsburg Street
South Boston, MA 02210 Zone M-4

FOR INFORMATION CONTACT

Bob Kenney, General Manager Boston Wharf Company 253 Summer Street Boston, MA 02210 Phone: 426-6034

SIZE

Building space available: 31,500 Square feet

Total building: 32,000 Square feet

Building foot print: 16,000 Square feet

LEASE TERMS

Rent: 3.50 /Square foot

Gross

BUILDING DESCRIPTION

Year completed: 1896 Floors: 2

Stud height: 18.0 Feet

Freight elevators: None Parking spaces: None

Loading docks: 1

TRANSPORTATION

Public Transportation:

Bus #6: Haymarket (Green Line) - Army Base, 2 blocks; bus #7: South Station (Red Line) - City Point, 2 blocks; South Station (Red Line), 5 blocks.

Rail transportation: None Sea transportation: None

Highway transportation:

Pittsburg Street to Congress Street to Dorchester Avenue to Summer

Street to I-93 N/S, 1/2 mile.

COMMENTS

Three year lease only. Industrial area adjacent to downtown Boston.

Building space for lease in South Boston

Type: I

10 = 12 Powerhouse Road South Boston, MA 02210 Zone -

FOR INFORMATION CONTACT

David Corkery, Broker Codman Company One Financial Center Boston, MA 02111 Phone: 348-3800

SIZE

Building space available: 6,800 Square feet
Total building: 6,800 Square feet
Building foot print: 6,800 Square feet

LEASE TERMS

Rent: 4.00 /Square foot Triple net

BUILDING DESCRIPTION

Year completed: Floors: 1

Freight elevators: None Parking spaces: None

Loading docks: 1 Drive-in

Renovations required: No renovation needed

TRANSPORTATION

Public Transportation:

Rail transportation: Sea transportation: Highway transportation:

Type: III

Building space for lease in South Boston

38 - 40 Stillings Street South Boston, MA 02210 Zone M-4

FOR INFORMATION CONTACT

Bob Kenney, General Manager Boston Wharf Company 253 Summer Street Boston, MA 02210 Phone: 426-6034

SIZE

Building space available: 35,658 Square feet

Total building: 50,984 Square feet Building foot print: 7,200 Square 7,200 Square feet

LEASE TERMS

Rent: 4.00 /Square foot

Triple net

BUILDING DESCRIPTION

Year completed: 1913 Floors: 7

Stud height: 13.0 Feet

Freight elevators: 1 Parking spaces: None

Loading docks: 1

TRANSPORTATION

Public Transportation: South Station (Red Line), 5 blocks.

Rail transportation: None Sea transportation: None

Highway transportation:

Congress Street to Dorchester Avenue to Summer Street to I-93 N/S,

one quarter mile.

COMMENTS

Three to five year lease available.

Building space for lease in South Boston Type: I

273 Summer Street
South Boston, MA 02210 Zone M-4

FOR INFORMATION CONTACT

Bob Kenney, General Manager Boston Wharf Company 253 Summer Street Boston, MA 02210 Phone: 426-6034

SIZE

Building space available: 11,249 Square feet

Total building: 101,240 Square feet
Building foot print: 11,500 Square feet

LEASE TERMS

Rent: 5.25 /Square foot

Triple net

BUILDING DESCRIPTION

Year completed: 1910 Floors: 9

Stud height: 13.0 Feet

Freight elevators: 2 Parking spaces: None

Loading docks: 2 Tailboard

TRANSPORTATION

Public Transportation:

South Station (Red Line); Bus #6: Army Base - Haymarket (Green Line); bus #7: City Point - South Station (Red Line).

Rail transportation: None Sea transportation: None Highway transportation:

Summer Street to I-93 N/S.

COMMENTS

Available space is located on the 3rd floor.

Type: II

Building space for sale or lease in South Boston

285 Summer Street South Boston, MA 02210 Zone M-4

FOR INFORMATION CONTACT

Rick Falcione FALCO Realty Inc. 129 Spring Street Watertown, MA 02172 Phone: 926-3000

SIZE

Building space available: 55,311 Square feet

55,311 Square feet Total building:

Building foot print: 7,900 Square feet

SALE AND LEASE TERMS

Rent: 17.00 /Square foot

Triple net

Sale price: \$ 5,500,000 Annual taxes: Not available

BUILDING DESCRIPTION

Year completed: Floors: 7

Freight elevators: None Parking spaces: 12

Loading docks: None

Utilities: Electric heat pump.

Features: Bldg has undergone total renovation.

TRANSPORTATION

Public Transportation:

South Station (Red Line). Bus #6: Army Base - Haymarket (Green Line); bus #7: City Point - South Station (Red Line).

Rail transportation: None Sea transportation: None Highway transportation:

Summer Street to I-93 N/S.

COMMENTS

Seven floors include lower level and garage; two passenger elevators. Building has new windows, wat sprinklered, new electrical and plumbing systems.

Building space for lease in South Boston Type: II

292-300 Summer Street
South Boston, MA 02210 Zone M-4

FOR INFORMATION CONTACT

Sidney Karofky Northeastern Wall Paper Corp. 17 Blake Road Waltham, MA 02193 Phone: 894-1616

SIZE

Building space available: 108,000 Square feet
Minimum Space Available: 6,000 Square feet
Total building: 108,000 Square feet
Building foot print: 12,000 Square feet

LEASE TERMS

Rent: 7.00 /Square foot Triple net

BUILDING DESCRIPTION

Year completed: 1915 Floors: 9

Stud height: 10.0 - 12.0 Feet

Freight elevators: 2 Parking spaces: None

Loading docks: 2 Tailboard

TRANSPORTATION

Public Transportation:
South Station; Bus #6: Army Base - Haymarket (Green Line); bus #7:
City Point - South Station.

Rail transportation: None
Sea transportation: None
Highway transportation:
Summer Street to I-93 N/S.

COMMENTS

Ideal for R&D, office and some warehouse uses.

Building space for lease in South Boston

Type: I

316 Summer Street South Boston, MA 02210 Zone M-4

FOR INFORMATION CONTACT

Bob Kenney, General Manager Boston Wharf Company 253 Summer Street Boston, MA 02210 Phone: 426-6034

SIZE

Building space available: 8,000 Square feet

Total building: 56,000 Square feet Building foot print: 8,000 Square feet

LEASE TERMS

Rent: 4.50 /Square foot

Triple net

BUILDING DESCRIPTION

Year completed: 1904 Floors: 7

Stud height: 13.0 Feet Freight elevators: 1

Parking spaces: None

Loading docks: 1

TRANSPORTATION

Public Transportation:

South Station (Red Line); Bus #6: Army Base - Haymarket (Green Line); bus #7: City Point - South Station (Red Line).

Rail transportation: None Sea transportation: None Highway transportation:

Summer Street to I-93 N/S.

Building space for lease in South Boston

Type: I

321 Summer Street South Boston, MA 02210 Zone M-4

FOR INFORMATION CONTACT

Bob Kenney, General Manager Boston Wharf Company 253 Summer Street Boston, MA 02210 Phone: 426-6034

SIZE

Building space available: 77,000 Square feet
Total building: 110,000 Square feet
Building foot print: 11,000 Square feet

LEASE TERMS

Rent: 4.50 /Square foot Triple net

BUILDING DESCRIPTION

Year completed: 1904 Floors: 10

Stud height: 13.0 Feet Freight elevators: 3 Loading docks: 2

Parking spaces: None

TRANSPORTATION

Public Transportation:

South Station (Red Line), 3 blocks; Bus #6: Army Base - Haymarket (Green Line), 2 blocks; bus #7: City Point - South Station (Red Line), 2 blocks.

Rail transportation: None
Sea transportation: None
Highway transportation:
Summer Street to I-93 N/S, 3 blocks.

COMMENTS

Industrial area adjacent to downtown Boston.

Building space for lease in South Boston

Type: II

775 Summer Street South Boston, MA 02210 Zone W-2

FOR INFORMATION CONTACT

David Corkery, Broker Codman Company One Financial Center Boston, MA 02111 Phone: 348-3800

SIZE

Building space available: 13,900 Square feet

Total building: 13,900 Square feet Building foot print: 13,900 Square 13,900 Square feet

LEASE TERMS

Rent: 6.50 /Square foot

Triple net

BUILDING DESCRIPTION

Year completed: 1962 Floors: 1

Freight elevators: None Parking spaces: None

Loading docks: None

TRANSPORTATION

Public Transportation:

Rail transportation: Sea transportation: Highway transportation:

COMMENTS

Large parcel of land attached: a fenced yard- asking \$100,000 a yearfor the land.

Type: II Building space for lease in South Boston

803 Summer Street South Boston, MA 02210 Zone W-2

FOR INFORMATION CONTACT

David Corkery, Brokers Codman Company One Financial Center Boston, MA 02111 Phone: 348-3800

SIZE

Building space available: 3,800 Square feet

Total building: 26,700 Square feet Building foot print: 6,675 Square

6,675 Square feet

LEASE TERMS

Rent: 8.00 /Square foot

Gross

BUILDING DESCRIPTION

Year completed: 1965 Floors: 4

Stud height: 11.0 Feet

Freight elevators: None Parking spaces: 72

Loading docks: None

Utilities: All utilities on site

TRANSPORTATION

Public Transportation:

Bus #6: Army Base - Haymarket (Green Line), 3 blocks; bus #7: City

Point - South Station (Red Line), 2 blocks.

Rail transportation: None Sea transportation: None

Highway transportation:

Summer Street to Atlantic Avenue to SE Expressway (I-93), 1 1/2

COMMENTS

Ideal for R&D and office. Drive in warehouses.

Building space for lease in South Boston

Type: I

840 Summer Street South Boston, MA 02210 Zone W-2

FOR INFORMATION CONTACT

Allan Drescher, Broker Hyde Properties Inc. 840 Summer Street South Boston, MA 02210 Phone: 268-6414

SIZE

Building space available: 7,000 Square feet

Total building: 60,000 Square feet Building foot print: 15,000 Square

15,000 Square feet

LEASE TERMS

Rent: 3.00 /Square foot

Includes: Tax

BUILDING DESCRIPTION

Floors: 4 Year completed: 1980

Stud height: 12.0 Feet

Freight elevators: 2 Parking spaces: None

Loading docks: 1 Tailboard

Utilities: Oil/steam heat

TRANSPORTATION

Public Transportation:

Bus #6: Haymarket (Green Line) - Army Base, 1 block; bus #7: South Station (Red Line) - City Point, 1 block; South Station (Red Line and Commuter Rail Lines), 1 mile.

Rail transportation: None Sea transportation: None

Highway transportation:

Summer Street to I-93 N/S, 1 1/2 miles.

Building space and land for sale in South Boston

Type:

845 Summer Street South Boston, MA 02210 Zone -

FOR INFORMATION CONTACT

David Corkery, Broker Codman Associates One Financial Center, 43rd floor Boston, MA 02111 Phone: 348-3800

SIZE

Open space available: 14,800 Square feet Parcel: 0.75 Acres

Building space available: 19,200 Square feet

Total building: 19,200 Square feet Building foot print: 19,200 Square feet

SALE TERMS

Annual taxes: Not available Sale price: \$ 1,300,000

BUILDING DESCRIPTION

Floors: 1 Year completed: 1940

Stud height: 16.0 Feet

Freight elevators: None Parking spaces: None

Loading docks: 2 Drive-In

Features: Clear space; no columns; pitched roof.

TRANSPORTATION

Public Transportation:

Bus #6: Haymarket (Green Line) - Army Base; bus #7: South Station (Red Line) City Point; South Station (Red Line & Commuter Rail).

Rail transportation: None Sea transportation: None Highway transportation:

Summer Street to I-93 N/S.

COMMENTS

1986 Clean 21E report.

Building space for sale or lease in South Boston

Type: I

416 West Broadway South Boston, MA 02210 Zone B-2

FOR INFORMATION CONTACT

Mike Flaherty West Broadway Trust 241 A Street Boston, MA 02210 Phone: 451-1557

SIZE

Building space available: 14,000 Square feet

Total building: 26,000 Square feet

Building foot print: 7,000 Square feet

SALE AND LEASE TERMS

Rent: 5.00 - 8.00 /Square foot

Triple net

Sale price: \$ 2,000,000 Annual taxes: Not available

BUILDING DESCRIPTION

Floors: 4 Year completed: 1988

Stud height: 10.0 - 14.0 Feet

Freight elevators: 1 Parking spaces: 15

Loading docks: 1 Tailboard

Features: Will build space to suit

TRANSPORTATION

Public Transportation:

Broadway Station (Red Line), 6 blocks.

Rail transportation: None Sea transportation: None

Highway transportation:

West Broadway to I-93 N/S, 1 mile.

COMMENTS

Renovation completed in March of 1987. 7,000 SF available on the 2nd and 3rd floors each.

Building space for lease in South Boston

Type: I

300 West First Street South Boston, MA 02210 Zone I-2

FOR INFORMATION CONTACT

Jim McLaughlin, Broker Coldwell Banker 75 State Street Boston, MA 02109 Phone: 367-7660

SIZE

70,000 Square feet Building space available: 35,000 Square feet Minimum Space Available:

100,000 Square feet Total building: Building foot print: 100,000 Square feet

LEASE TERMS

Rent: 5.00 /Square foot Triple net

BUILDING DESCRIPTION

Floors: 1 Year completed: 1962

Stud height: 14.0 - 18.0 Feet

Parking spaces: 50 Freight elevators: None

Loading docks: 19 Tailboard

Utilities: Gas heat

TRANSPORTATION

Public Transportation:

Bus #7: City Point - South Station (Red Line), 1 block.

Rail transportation: None None Sea transportation:

Highway transportation:

West First to West Broadway to I-93 N/S, one half mile.

COMMENTS

Single story metal construction building.

Building space for sale or lease in South Boston

Type: I

307 West First Street

South Boston, MA 02210 Zone M-2

FOR INFORMATION CONTACT

Ed McCabe, Broker DeKay Realty 651 East Broadway Boston, MA 02127 Phone: 268-8553

SIZE

Building space available: 26,715 Square feet

Total building: 26,715 Square feet Building foot print: 15,215 Square

Building foot print: 15,215 Square feet

SALE AND LEASE TERMS

Rent: 7.50 /Square foot

Triple net

Sale price: \$ 1,200,000 Annual taxes: Not available

BUILDING DESCRIPTION

Year completed: 1930 Floors: 2

Stud height: 11.0 - 13.0 Feet

Freight elevators: 1 Parking spaces: 50

Loading docks: 1 Tailboard

Features: Concrete floors; brick construction; sprinklered.

TRANSPORTATION

Public Transportation:

Bus #7: City Point - South Station (Red Line).

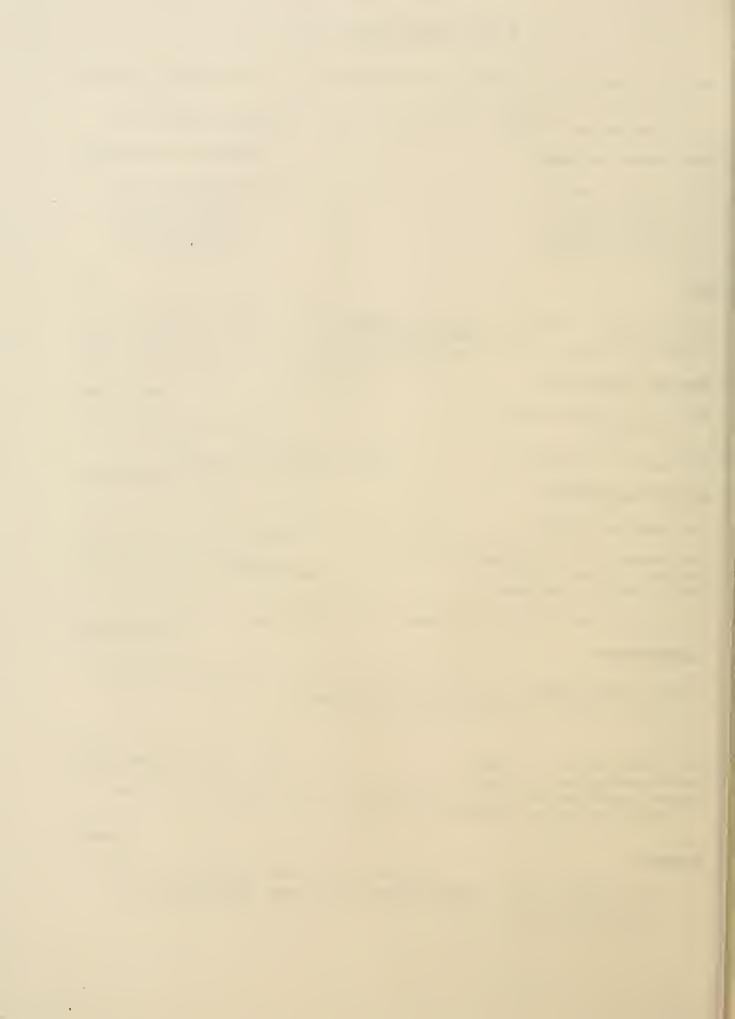
Rail transportation: None Sea transportation: None

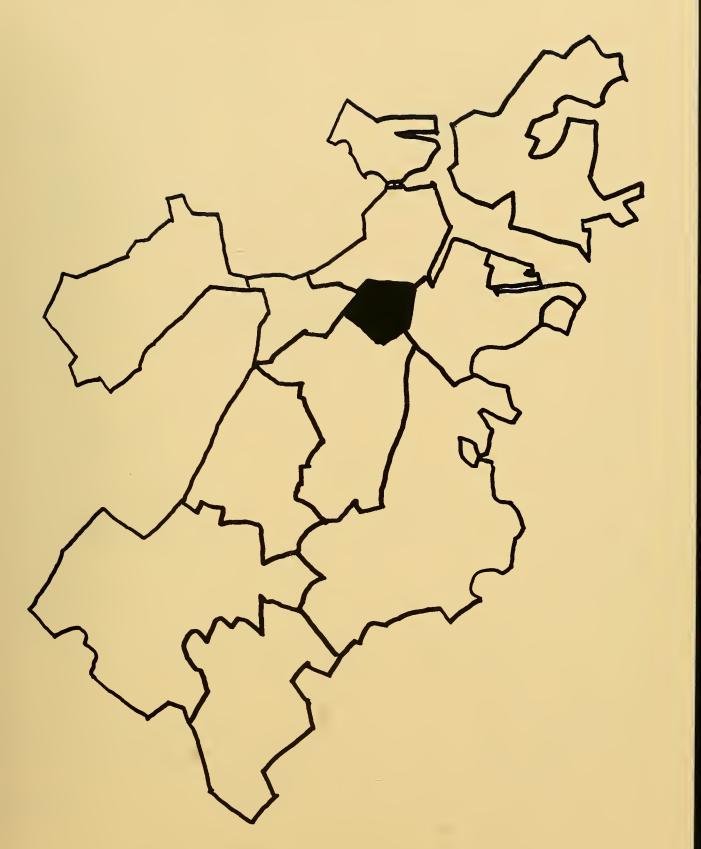
Highway transportation:

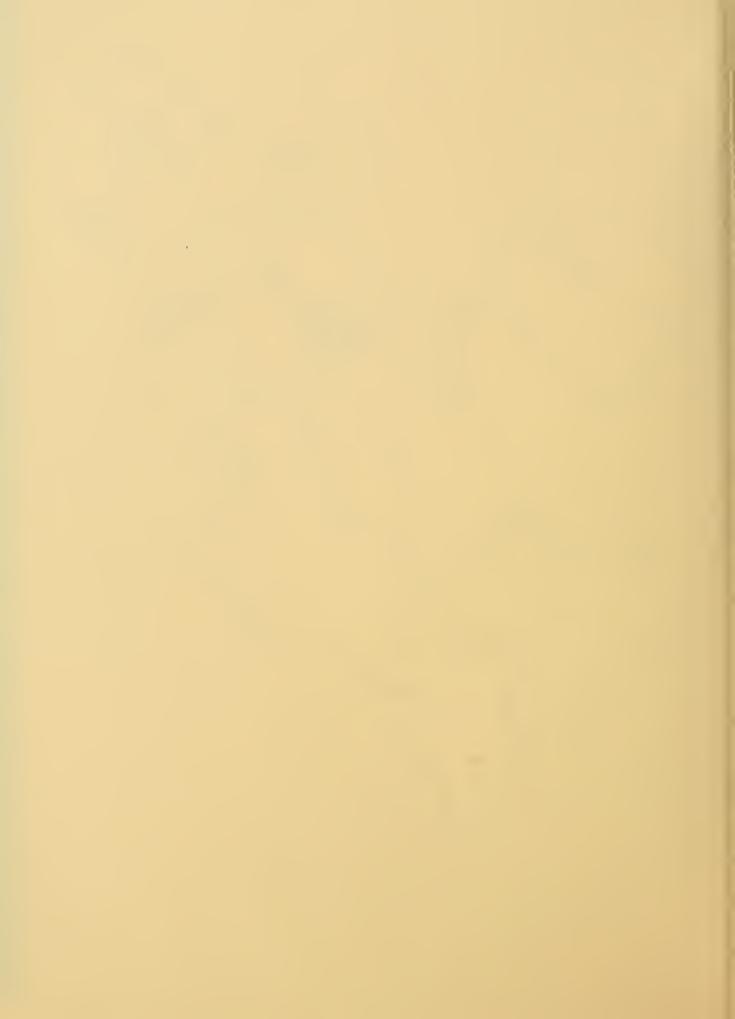
West First to West Broadway to I-93 N/S.

COMMENTS

Owner prefers to sell. Warehouse and office space. Stud height: 13' for loading area, 11' clear for 1st flr and 12' for 2nd flr. Bldg dimension: 100 X 167.







Building space for lease in South End

Type: I

443 Albany Street

South End, MA 02118 Zone M-2

FOR INFORMATION CONTACT

Mike Rausseo, Owner Representative Nicosia Development Company 560 Harrison Avenue Boston, MA 02118 Phone: 357-9697

SIZE

Building space available:

2,400 Square feet

Total building: 80,000 Square feet Building foot print: 20,000 Square feet

LEASE TERMS

Rent: 6.00 /Square foot

Gross

BUILDING DESCRIPTION

Year completed: 1860

Floors: 4

Stud height: 12.0 Feet

Freight elevators: 1

Parking spaces: None

Loading docks: 1 Tailboard

Utilities: Oil heat (gas lines present)

TRANSPORTATION

Public Transportation:

Back Bay Station (Orange Line), 4 blocks.

Rail transportation: None Sea transportation: None

Highway transportation:

Directly off Southeast Expressway (I-93), 1/4 mile to Mass Pike.

Building space for sale in South End Type:

595 Albany Street South End, MA 02118 Zone M-2

FOR INFORMATION CONTACT

Phil Nievergelt, Account Officer FDIC

(508)

Phone: 520-6141

SIZE

Building space available: 5,400 Square feet Minimum Space Available: 700 Square feet

Total building: 5,400 Square feet
Building foot print: 2,700 Square

2,700 Square feet

SALE TERMS

Sale price: \$ Not available Annual taxes: Not available

BUILDING DESCRIPTION

Floors: 2 Year completed:

Stud height: 8.0 - 10.0 Feet

Freight elevators: None Parking spaces: None

Loading docks: None

Features: Brick building

TRANSPORTATION

Public Transportation:

Back Bay Station (Orange & Commuter Rail Line).

Rail transportation: None Sea transportation: None

Highway transportation:

Albany Street to I-93 N/S, I-90 (Mass. Pike).

COMMENTS

This property was taken over by FDIC after being bought by a failingbank; FDIC is only looking to sell. No sale price is yet available; they are waiting for an apraisal.

Building space for lease in South End

Type: I

Neptune Garment Building 242 East Berkeley Street South End, MA 02118 Zone M-2

FOR INFORMATION CONTACT

Cecil Rose The Branton Company 242 East Berkeley Street Boston, MA 02118 Phone: 482-2500

SIZE

Building space available: 10,000 Square feet

Total building: 60,000 Square feet Building foot print: 10,000 Square 10,000 Square feet

LEASE TERMS

Rent: 6.00 /Square foot

Triple net

BUILDING DESCRIPTION

Year completed: 1986 Floors: 5

Stud height: 11.5 Feet

Freight elevators: 2 Parking spaces: 35

Loading docks: 1 Tailboard

Utilities: Water, sewer, electric

Features: New oil burners & insulated thermal windows

TRANSPORTATION

Public Transportation:

Back Bay Station (Orange Line), 1/2 mile.

Rail transportation: None Sea transportation: None

Highway transportation:

East Berkeley to Albany Street to I-93 N/S and I-90 (Mass Pike), 1

block.

COMMENTS

Brick building with beamed ceilings on 4th floor, two passenger elevators, office space on 2nd floor.

Type: I

Building space for lease in South End

450 Harrison Avenue South End, MA 02118 Zone M-2

FOR INFORMATION CONTACT

Mike Rausseo, Owner Representative Nicosia Development Company 560 Harrison Avenue Boston, MA 02118 Phone: 357-9697

SIZE

Building space available: 24,000 Square feet

Total building: 95,000 Square feet Building foot print: 24,000 Square 24,000 Square feet

LEASE TERMS

Rent: 5.00 - 6.00 /Square foot

Gross

BUILDING DESCRIPTION

Year completed: 1920 Floors: 4

Stud height: 11.0 Feet

Freight elevators: 1 Parking spaces: None

Loading docks: 1 Tailboard

Utilities: Edison steam

Features: Sprinklered; 1 passenger elevator

TRANSPORTATION

Public Transportation:

Back Bay Station (Orange Line), 1/2 mile; bus #42: Arborway (Green Line) - Dudley Station via Washington Street, 1 block.

Rail transportation: None Sea transportation: None

Highway transportation:

Harrison Avenue to East Berkeley Street to I-93 N/S, 1/2 mile.

Building space for lease in South End

Type: I

460 Harrison Avenue

South End, MA 02118 Zone M-2

FOR INFORMATION CONTACT

Mike Rausseo, Owner Representative Nicosia Development Company 560 Harrison Avenue Boston, MA 02118 Phone: 357-9697

SIZE

11,000 Square feet Building space available: Minimum Space Available: 11,000 Square feet

Total building: 118,000 Square feet Building foot print: 37,500 Square 37,500 Square feet

LEASE TERMS

5.50 - 6.00 /Square foot

Gross

BUILDING DESCRIPTION

Year completed: 1880 Floors: 4

Stud height: 10.0 - 12.0 Feet

Freight elevators: 2 Parking spaces: None

Loading docks: 8

Features: Fully sprinklered

TRANSPORTATION

Public Transportation:

Back Bay Station (Orange Line), 1/2 mile; bus #42: Arborway (Green Line) - Dudley Station via Washington Street, 1 block.

Rail transportation: None Sea transportation: None

Highway transportation:

Harrison Avenue to East Berkeley Street to I-93 N/S, 1/2 mile.

COMMENTS

Most of building is used for light manufacturing or by artists.

Building space for sale or lease in South End

Type: II

South End Design Center 560 Harrison Avenue South End, MA 02118 Zone M-2

FOR INFORMATION CONTACT

Mike Rausseo, Owner Representative Nicosia Development Company 560 Harrison Avenue Boston, MÁ 02118 Phone: 357-9697

SIZE

Building space available: 60,000 Square feet
Minimum Space Available: 5,000 Square feet
Total building: 200,000 Square feet
Building foot print: 40,000 Square feet

SALE AND LEASE TERMS

Rent: 10.50 - 12.00 /Square foot Gross

Sale price: \$11,000,000 Annual taxes: Not available

BUILDING DESCRIPTION

Year completed: 1900 Floors: 65

Stud height: 12.0 Feet

Freight elevators: 1 Parking spaces: 300

Loading docks: 7 Tailboard

3 Drive-In

Utilities: Gas heat

Features: Gymnasium on premises, 2 passenger elevators

TRANSPORTATION

Public Transportation:

Back Bay Station (Orange Line & Commuter Rail Line), 1/2 mile; bus #42: Arborway (Green Line) - Dudley Station via Washington Street, 1 block.

Rail transportation: None Sea transportation: None

Highway transportation:

Harrison Avenue to East Berkeley Street to I-93 N/S, 1/2 mile.

Building space for lease in South End

Type: I

10 - 28 Randolph Street South End, MA 02118 Zone M-2

FOR INFORMATION CONTACT

Mike Rausseo, Owner Representative Nicosia Development Company 560 Harrison Avenue Boston, MA 02118 Phone: 357-9697

SIZE

Building space available: 4,861 Square feet Total building: 145,000 Square feet Building foot print: 36,250 Square 36,250 Square feet

LEASE TERMS

Rent: 5.50 - 6.00 /Square foot Gross

BUILDING DESCRIPTION

Year completed: 1880 Freight elevators: None Loading docks: None

Floors: 4

Parking spaces: None

TRANSPORTATION

Public Transportation:

Back Bay Station (Orange Line); Bus #42: Arborway (Green Line) -Duddley Station via Wasington Street.

Rail transportation: None Sea transportation: None

Highway transportation:

Harrison Avenue to East Berkely Street to I-93 N/S.

Building space for lease in South End Type: II

38 Wareham Street South End, MA 02118 Zone -

FOR INFORMATION CONTACT

Mike Rausseo, Owner Representative Nicosia Development Company 560 Harrison Avenue Boston, MA 02118 Phone: 357-9697

SIZE

Building space available: 22,000 Square feet
Total building: 33,000 Square feet
Building foot print: Square feet

LEASE TERMS

Rent: 10.00 /Square foot Gross

BUILDING DESCRIPTION

Year completed: 1891 Floors: Freight elevators: None Parking spaces: None

Loading docks: None

TRANSPORTATION

Public Transportation:

Rail transportation: Sea transportation: Highway transportation:

COMMENTS

R&D and office space available

Building space for lease in South End

Type: I

Evenson Building 90 Wareham Street South End, MA 02118 Zone M-2

FOR INFORMATION CONTACT

Leo Frieden, Owner State Coat Front Company 90 Wareham Street Boston, MA 02118 Phone: 482-6591

SIZE

Building space available:

5,000 Square feet

Total building:

90,000 Square feet

Building foot print:

15,000 Square feet

LEASE TERMS

Rent: 6.50 /Square foot

Gross

BUILDING DESCRIPTION

Year completed: 1885

Floors: 6

Stud height: 12.0 Feet

Freight elevators: 2

Parking spaces: 30

Loading docks: 2 Drive-In

Utilities: Oil heat

Features: High pressure steam available

TRANSPORTATION

Public Transportation:

Back Bay Station (Orange Line & Commuter Rail Line), 1/2 mile.

Rail transportation: None Sea transportation: None

Highway transportation:

Wareham Street to I-93 N/S, 1/4 mile.

COMMENTS

5000 SF available on the 2nd floor. Ideal space for light manufacturing.

Building space for lease in South End Type: II

1234 Washington Street
South End, MA 02118 Zone M-2

FOR INFORMATION CONTACT

Arthur Leon, Owner E. G. Leon Electric 690 Dudley Street Boston, MA Phone: 482-8383 Russel Hill, Broker R.E. Hills & Co., Inc. 432 Columbia Street Cambridge, MA 02138 Phone: 864-6800

SIZE

Building space available: 20,000 Square feet
Minimum Space Available: 1,000 Square feet
Total building: 55,000 Square feet
Building foot print: 55,000 Square feet

LEASE TERMS

Rent: 8.00 - 10.00 /Square foot Triple net

BUILDING DESCRIPTION

Year completed: 1900 Floors: 1

Stud height: 15.0 Feet Freight elevators: None Loading docks: 1 Drive-In

Parking spaces: None

Utilities: Gas heat

Features: Reinforced concrete building; fully sprinklered

TRANSPORTATION

Public Transportation:
Back Bay Station (Orange Line), 1/2 mile.

Rail transportation: None Sea transportation: None

Highway transportation:

Washington Street to Herald St. to I-93 (SE Expressway) and I-90 (Mass Pike), 5 blocks.

COMMENTS

Mixed income residential, commercial and industrial area.

Building space for lease in South End Type: I

1283 Washington Street

South End, MA 02118 Zone H-3

FOR INFORMATION CONTACT

Mike Rausseo, Owner Representative Nicosia Development Company 560 Harrison Avenue Boston, MA 02118 Phone: 357-9697

SIZE

Building space available: 30,000 Square feet

Total building: 30,000 Square feet Building foot print: 35,000 Square

Building foot print: 35,000 Square feet

LEASE TERMS

Rent: 5.00 /Square foot

Gross

BUILDING DESCRIPTION

Year completed: 1900 Floors: 1

Stud height: 15.0 - 20.0 Feet

Freight elevators: None Parking spaces: None

Loading docks: None

Utilities: Oil heat

Features: Cement floor; steel supported concrete roof

Renovations required: Inactive for 4 years - boiler work needed

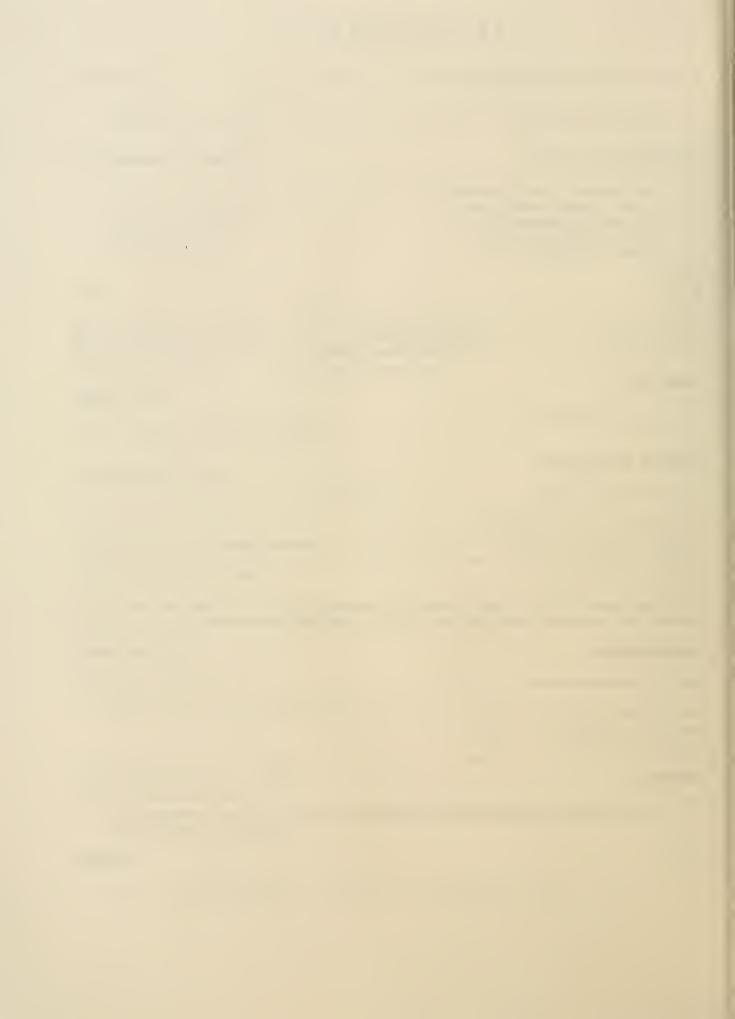
TRANSPORTATION

Public Transportation:

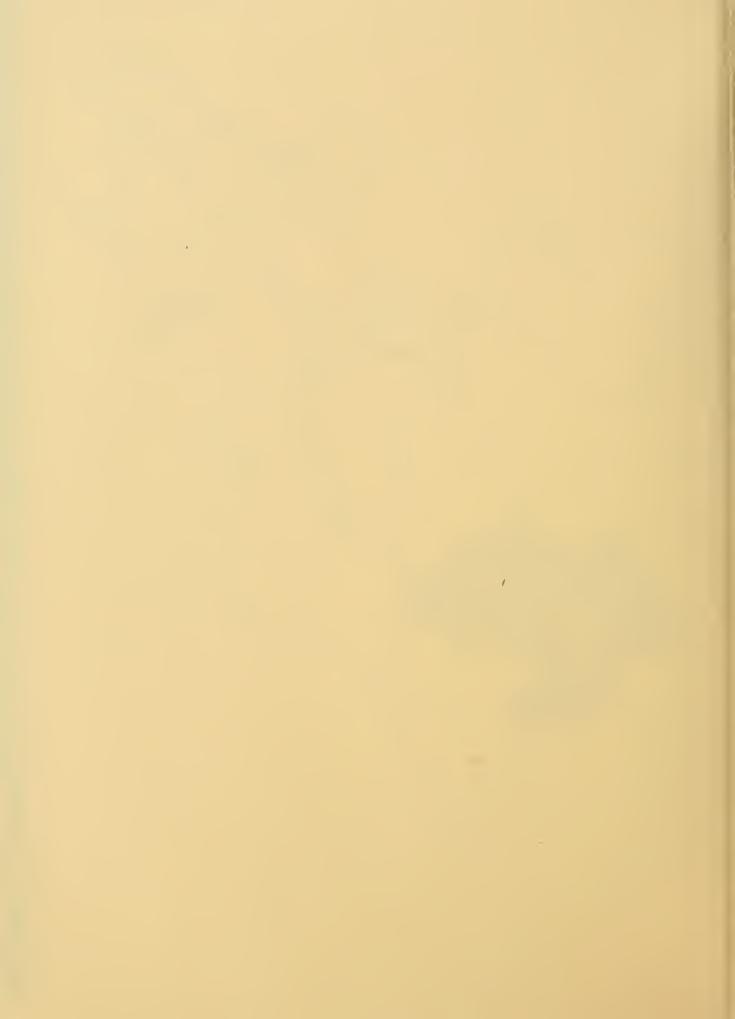
Rail transportation: None Sea transportation: None Highway transportation:

COMMENTS

Whole building is now vacant. Building was used for car dealerships.







Building space for lease in West Roxbury Type: I

225 Rivermoore Street

West Roxbury, MA 02132 Zone -

FOR INFORMATION CONTACT

Michael Blank, Owner Blank Plastics

119 Braintree Street

Boston, MA 02134 Phone: 325-9600

Louis Shuman, Broker

LBS Management

206 West Central Street

Natick, MA 01760 Phone: 650-9900

SIZE

Building space available: 40,000 Square feet

Total building: 122,000 Square feet
Building foot print: 122,000 Square feet

LEASE TERMS

Rent: 6.00 /Square foot

Triple net

BUILDING DESCRIPTION

Year completed: 1971 Floors: 1

Stud height: 16.0 Feet

Freight elevators: None Parking spaces: 300

Loading docks: 1 Drive-in

4 Tailboards

TRANSPORTATION

Public Transportation: Bus 46A

Rail transportation: Sea transportation: Highway transportation: Off Rte 128

COMMENTS

Warehouse area for immediate occupancy. Single storey with mezzanine.

Building space for sale or lease in Roslindale Type: I

28 Mahler Road Roslindale, MA 02131 Zone M-1

FOR INFORMATION CONTACT

Frank Dito, Owner

28 Mahler Road Roslindale, MA 02131 Phone: 524-5100

SIZE

Building space available: 25,000 Square feet

Total building: 25,000 Square feet Building foot print: 10,000 Square

10,000 Square feet

SALE AND LEASE TERMS

Rent: 4.25 /Square foot

Triple net

Annual taxes: Not available Sale price: \$ 499,000

BUILDING DESCRIPTION

Floors: 3 Year completed: 1935

Stud height: 10.0 Feet

Freight elevators: None Parking spaces: 5

Loading docks: 1 Tailboard

Renovations required: Renovated in 1964 and 1978.

TRANSPORTATION

Public Transportation:

Forest Hills Station/Arborway (Orange and Green Line), 8 blocks: Bus #s 34, 35, 36, 37, 40, 50, 51: Arborway-Dedham Line, Dedham Mall/Stimson, Charles River, Vermont St., Georgetown, Cleary Square,

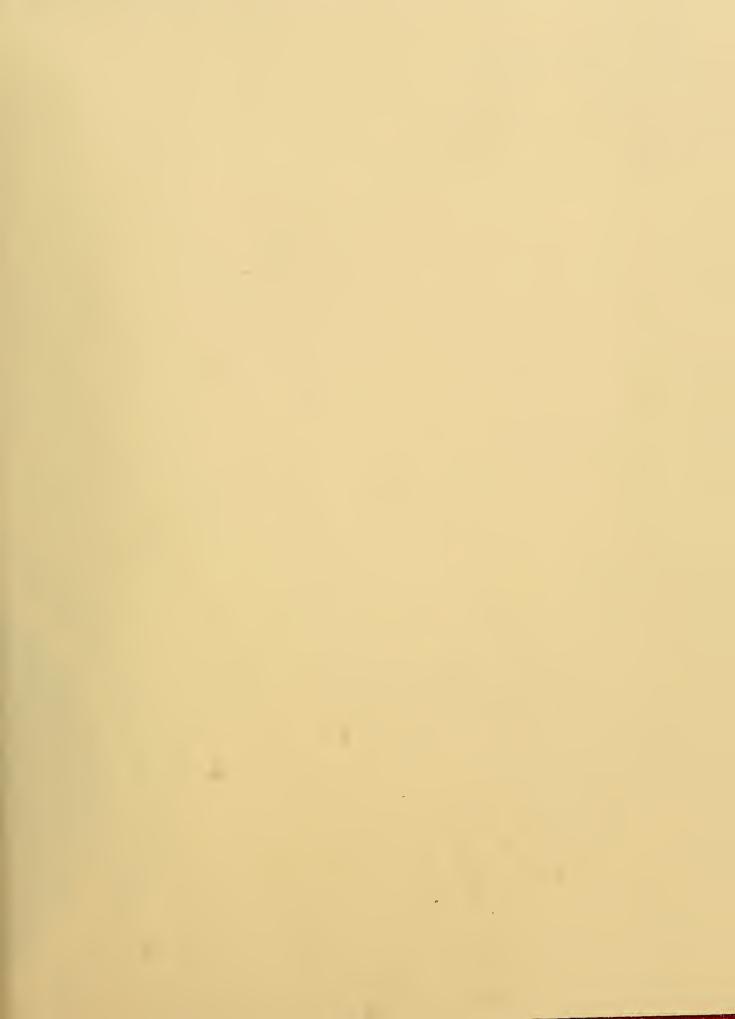
Rail transportation: None Sea transportation: None

Highway transportation:

Wash. St. to Cummins Hwy. to Rte. 128 and 138 or Wash. St. to Rt. 1 or Rte. 128, 7 miles.

COMMENTS

Storage and some office space. Ideal for light mfng, warehouse. Additional parking on street.



EDIC/ Boston 38 Chauncy Street Boston, Massachusetts 02111 617-725-3342



